



**GRASSROOTS**  
REALTY GROUP

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904, 1053 10 Street SW  
Calgary, Alberta

MLS # A2239883



**\$234,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Beltline   |        |                   |
| Type:     | Residential/High Rise (5+ stories)               |        |                   |
| Style:    | Apartment-Single Level Unit                      |        |                   |
| Size:     | 449 sq.ft.                                       | Age:   | 2007 (18 yrs old) |
| Beds:     | 1  | Baths: | 1                 |
| Garage:   | Garage Door Opener, Parkade, Titled, Underground |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | -  |        |                   |

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** Poured Concrete

**Features:** No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 430

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Wow! Welcome to your oasis in the Heart of Calgary's trendy Beltline community. One of the lowest price unit in the building. The unit location is superb with Downtown and city views. One Bedroom with full bathroom, in suite laundry, Balcony, gas line for BBQ, and a open concept plan. The unit comes with a titled underground parking. The building has fitness centre on the 2nd floor, Concierge service in the lobby, Coop at the back of the building. Close to all specialty shops, Restaurants, pet friendly building and much more. Vacant for immediate possession.