



GRASSROOTS
REALTY GROUP

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805, 1053 10 Street SW
Calgary, Alberta

MLS # A2243168



\$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: NONE

BEAUTIFUL VIEW, EXCELLENT FLOOR PLAN WITH 3 HUGE LIVING ROOM WINDOWS FACING THE WEST. THIS 2-BDRM, RENOVATED CONDO WILL NOT DISAPPOINT YOU. Walking in, you will appreciate the modern ceramic tile, gorgeous kitchen with quartz counters, SS appliances, modern glass backsplash, and plenty of cabinet and counter space for big dinners. Walk into one of the best floor plans in the building. Three large windows with up-and-down blinds allow for privacy and an abundance of light, offering a beautiful green view. Relax on your balcony and enjoy sunsets with a glass of wine. The primary bdrm is enormous, over 17 ft long. The 2nd bedroom is also a good size. Renovated bathroom with a new soaker tub, tile, and a new vanity with quartz counters. In-suite laundry and a garbage chute are not far from the unit for added convenience. For those who want to live here, longer-term stays with a young family are possible, with Connought School (a 5-minute walk away) nearby. For investors seeking a prime unit and location, this is a turnkey investment opportunity. Several convenient Quality of Life amenities in the building, including LOW CONDO FEES INCLUDE HEAT, ELECTRICITY AND WATER. FITNESS CENTRE, 4 ELEVATORS MAKING IT A FAST RIDE, bike storage, ample underground visitor parking, TITLED PARKING, 24 HOUR SECURITY/CONCIERGE. In The Heart of the Beltline. Enjoy cycling along the riverbanks, just a short walk from retail shopping on 17th Ave, the Co-op Grocery Store, medical clinic, Dentist and the amenities the Community has to offer. Schools, parks, playgrounds and access to transit. Minutes from the downtown core. PETS ALLOWED, NEED BOARD APPROVAL. THIS 2 BDRM IS A WIN-WIN ON EVERY LEVEL. DON'T MISS IT.

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