



GRASSROOTS
REALTY GROUP

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704, 901 10 Avenue SW
Calgary, Alberta

MLS # A2245444



\$460,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	779 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Stone	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: See Remarks

*** OPEN HOUSE SATURDAY August 30th 2-5PM *** Welcome to The Mark On 10th! Enjoy Luxury Resort-Style Living in one of the most Amenitie Rich Condo Buildings in Calgary! Located in a superb location in the Heart of the Beltline and walking distance to several Restaurants, Coffee shops, Grocery, Retail Shopping and more! Located on the 7th floor this ABSOLUTELY STUNNING 2 BED, 2 BATH + DEN condo that offers BREATHTAKING sunsets and Terrace Garden views! This Modern two-bedroom condo features an open layout infused with natural light from the oversized windows and 9 ft ceilings. Luxury and Elegance can be felt throughout the Gourmet Kitchen which offers German made nobila kitchen cabinetry and stainless steel Liebherr & AEG appliance package including a GAS cooktop that delivers a full culinary experience. Beautiful white QUARTZ countertops carry throughout the kitchen and into both bathrooms. The primary bedroom is complete with full 3-piece ENSUITE with a beautiful glass-enclosed walk-in tile shower and a floating vanity! The second bedroom is filled with natural light from the floor to ceiling windows and is complete with a second 4 piece guest bathroom, complete with large Soaker tub and tile backsplash. One amazing feature of this unit is the bright Den that is separated by glass doors and is the perfect spot for anyone working from home. The seller also initially paid for upgraded laminate flooring throughout making cleaning easy with no carpets! Mark on 10th offers Amenities that are only found in the best of buildings. Utilizing the top floor of the building to provide a breathtaking 360° View ROOFTOP PATIO - featuring an owner's lounge with billiards, massive outdoor patio with BBQ area and hot tub, sauna and of course Gym. For anyone who loves being downtown but craves some outdoor space, you

will absolutely love the 3rd-floor landscaped Gardens which is like your own private park. Concierge, 24-hour security, indoor visitor parking, Bike storage, dog wash areas, a large assigned storage unit and a titled parking spot complete the unit! Vacant and easy to show! Don't miss out on this Gem in Beltline and come view today! Available for purchase with all Furniture as shown in the listing photos!