



GRASSROOTS
REALTY GROUP

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103, 1720 10 Street SW
Calgary, Alberta

MLS # A2246217



\$299,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, See Remarks		

Inclusions: TV Mount

Step into luxury with this stunning 1 bed, 1 bath condo in the sought-after Ten building, located in the heart of vibrant Lower Mount Royal. This west-facing and street facing, main-floor walkout unit offers the perfect blend of upscale finishes and urban convenience. The modern open-concept layout features a sleek and functional kitchen with quartz countertops, high-end stainless steel appliances, full-height cabinetry, garburator, and a built-in wine fridge—perfect for entertaining. The spacious bedroom includes dual walkthrough closets providing ample storage, while the spa-like bathroom and in-floor heating throughout add an extra touch of comfort. Enjoy 9 ft ceilings, durable vinyl plank flooring, and the convenience of in-suite laundry. The walkout patio is ideal for summer BBQs and a dream for pet owners. With a titled underground parking stall, assigned storage locker, and visitor parking, this unit checks all the boxes. Just steps from the energy of 17th Avenue, you’ll love being close to Calgary’s best restaurants, cafés, boutiques, and nightlife.