



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

805, 1053 10 Street SW
Calgary, Alberta

MLS # A2246442



\$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Gated, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 618
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows		
Inclusions:	None		

Imagine living in this CORNER UNIT (only 1 NEIGHBOUR due to being adjacent to garbage chute) with recent updates: STAINLESS STEEL APPLIANCES, new bathroom (soaker tub, tile, vanity w/ QUARTZ), and Kitchen QUARTZ COUNTERS. Exceptional natural light floods from FLOOR TO CEILING WINDOWS, especially for those that WORK FROM HOME. As a busy professional, you know the importance of efficiency: from walking to groceries (Co-Op and Community Natural Foods), a quick commute to work in Downtown by LRT in the FREE FARE ZONE (3 mins walk), to an evening stroll with a friend along the BOW RIVER PATHWAYS to stay connected (10 mins walk). Plus your condo fees INCLUDE ALL UTILITIES. The OPEN CONCEPT For those that want to live here, longer-term stays with a young family are possible with CONNAUGHT SCHOOL (5 mins walk) nearby. For investors looking for a prime unit and location, this is turn key investment. Several convenient Quality of Life amenities in the building, including FITNESS CENTRE, bike storage, 4 ELEVATORS, underground visitor parking, 24 HOUR SECURITY/CONCIERGE to name a few! Call your favourite Realtor to see for yourself… but don’t wait!