



GRASSROOTS
REALTY GROUP

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106, 1720 10 Street SW
Calgary, Alberta

MLS # A2253928



\$299,800

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers		

Inclusions:	N/A
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Welcome to this beautifully designed 1 bedroom, 1 bathroom residence in the sought after Ten building in Lower Mount Royal. The open concept layout is bright and inviting, featuring 9 foot ceilings, durable vinyl plank flooring, and the convenience of in suite laundry. The kitchen stands out with quartz countertops, full height cabinetry, stainless steel appliances, garburator, and a built in wine fridge. Perfect for both daily living and entertaining, it connects effortlessly to the living and dining areas. The spacious bedroom offers dual walk through closets and a well appointed 4 piece bathroom, while in floor heating throughout ensures comfort in every season. Step outside to your private west facing patio, an ideal spot for summer evenings or a great fit for pet owners. This home also includes a titled underground parking stall, an assigned storage locker, and visitor parking. Just steps from 17th Avenue, you will enjoy easy access to Calgary's best restaurants, cafes, shops, and nightlife.