



GRASSROOTS
REALTY GROUP

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304, 1904 10 Street SW
Calgary, Alberta

MLS # A2265329



\$254,900

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	557 sq.ft.	Age:	1962 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NEGOTIABLE

Welcome to The Modella! This boutique building is perfectly situated on a beautiful, tree-lined street in the highly sought-after community of Lower Mount Royal. Embrace 556 sq. ft. of thoughtfully designed living space in this former show suite, where modern finishes blend with warm tones to create a sophisticated "luxury hotel" feel. Step inside to discover a bright, open-concept layout featuring upgraded wide-plank hardwood flooring, sleek white cabinetry, granite countertops, and a glass tile backsplash that brings a clean, contemporary look to the kitchen. The open living and dining space feels effortless, with its modern decor, sleek lighting and a private Balcony... perfect for relaxing & barbecues. And YES — the Samsung TV package and built-in wall unit come with the home, so you can move right in and enjoy The spacious bedroom includes custom recessed lighting, a full-height closet system, and large windows that fill the room with natural light. The stylish four-piece bathroom offers a deep soaker tub, updated fixtures, and elegant finishes. Additional highlights include in-suite laundry and a well-managed, pet-friendly building in a residential parking permit area (\$45/yr). just steps away 17th Ave & Calgary’s best restaurants, cafés, and shops. Experience inner-city living at its finest at The Modella!