



1101, 1053 10 Street SW  
Calgary, Alberta

MLS # A2273587



**\$289,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 622 sq.ft.                         | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                            |                   |                 |
|--------------------|----------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Hot Water, Natural Gas     | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Laminate, Tile     | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 532          |
| <b>Basement:</b>   | -                          | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Composite Siding, Concrete | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                          | <b>Utilities:</b> | -               |
| <b>Features:</b>   | High Ceilings              |                   |                 |

**Inclusions:** N/A

Perched on the 11th floor with sweeping, unobstructed views of the River Valley and Rocky Mountains, this bright corner unit combines comfort, functionality, and an unbeatable location. Featuring an open-concept layout, the home offers laminate flooring in the living and dining areas, creating a fresh and modern feel throughout the main living space. The kitchen is well-appointed with generous cabinetry, ample counter space, and a sunny window that floods the space with natural light. Two spacious bedrooms provide flexible living options, while a 4-piece bathroom with soaker tub, insuite laundry, and a titled indoor parking stall add everyday convenience. Residents of The Vantage enjoy access to a fitness centre, bike storage, and concierge services, all within walking distance to shopping, restaurants, the river pathway system, and downtown. Whether you're a first-time buyer, urban professional, or savvy investor, this unit offers exceptional value and incredible views in one of the city's most desirable locations.