

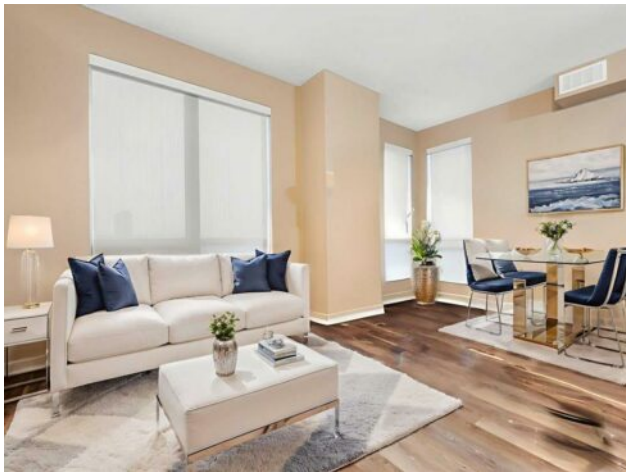


**GRASSROOTS**  
REALTY GROUP

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1101, 1053 10 Street SW  
Calgary, Alberta

MLS # A2273587



**\$299,999**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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, ensuite 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.