



GRASSROOTS
REALTY GROUP

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302, 1727 10A Street SW
Calgary, Alberta

MLS # A2273846



\$199,888

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Lower Mount Royal | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 496 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Views | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Rubber | Condo Fee: | \$ 363 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Concrete, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage | | |

Inclusions: N/A

Beautifully updated and move-in ready, this stylish home in the James A Wolfe building pairs modern design with an exceptional Lower Mount Royal location. A \$75,000 renovation a few years ago created a warm, contemporary interior where wide-plank flooring, designer lighting and a neutral colour palette establish a cohesive atmosphere. An open floor plan enhances daily living and entertaining, anchored by a chef's kitchen appointed with granite countertops, upgraded Whirlpool appliances, full-height cabinetry and a generous centre island that encourages gathering and easy conversation. The adjacent living room offers space to relax, while a large patio slider opens to a covered balcony that extends the living area outdoors for summer barbeques, morning coffees and weekends unwinding with impressive downtown views. A spacious bedroom enjoys natural light and quiet comfort, matched by a stylish 4pc bathroom featuring modern finishes. Upgraded in-suite laundry with a Bosch washer and dryer adds additional convenience. Concrete building construction contributes to a peaceful environment along with the advantage of bike storage and the unit includes what may be the best extra-large end corner parking stall in the complex, offering ease and flexibility for larger vehicles. Reasonable condo fees support well-managed building operations. The setting places you steps from the energy of 17th Ave where boutique shops, cozy cafes, restaurants and pubs create a vibrant streetscape. Walk or bike to downtown, explore nearby pathways along the Bow River or reach MRU in minutes by car. This is an opportunity to enjoy a refined, urban lifestyle in one of Calgary's most sought-after inner-city neighbourhoods!