



GRASSROOTS
REALTY GROUP

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202, 1904 10 Street SW
Calgary, Alberta

MLS # A2274373



\$249,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	1962 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 358
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: N/A

This one bedroom, one bathroom condo is in CONCRETE building with a healthy reserve fund. Located on a charming, tree-lined street in the heart of Lower Mount Royal, this well-designed condo delivers the walkable lifestyle everyone wants. Just two blocks from vibrant 17th Ave SW and steps to the #2 bus route, you can leave the car parked and save the commute stress for someone else. The living room features expansive WEST- facing windows that open to a well sized balcony—perfect for a BBQ and lounge seating. Mature trees create natural privacy and shade, making it a true outdoor extension of your living space. The kitchen is smartly configured with ample cabinetry, full-height uppers, a breakfast bar and stainless-steel appliances, (NEW FRIDGE in 2025) and recently REFINISHED COUNTERTOPS and NEW BACKSPLASH. The bedroom includes a large walk-in closet and a sliding privacy-glass door. Hardwood floors and recessed lighting run throughout, with NEW TRACK LIGHTING recently installed. You’ll also appreciate the in-suite European washer plus extra storage. The building is concrete, equipped with an elevator, secure bike storage and shared laundry, and does not permit short-term rentals, keeping things peaceful for residents. An assigned parking stall is included, and the area qualifies for residential street parking permits for just \$45/year. Quick access to Downtown, the Beltline, U of C, Mount Royal University, Stampede Park and the new BMO Event Centre. With condo fees less than \$360 this unit is sure to impress.