



**GRASSROOTS**  
REALTY GROUP

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207, 1720 10 Street SW  
Calgary, Alberta

MLS # A2275116



**\$449,900**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 702
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: n/a

9FT CEILINGS | HEATED FLOORS | GREAT LOCATION | Welcome to Ten Mount Royal, a 47 unit building in the heart of Mount Royal with excellent access to shopping and amenities nearby. This spacious unit offers 2 bedrooms with their own ensuite bathrooms and large closets. Main entry is a separate well thought out space for guests to arrive before they access the main living area. The kitchen offers ample countertop and cupboard space, soft close drawers, under cabinet lighting, quartz countertops and stainless steel appliances, including a built in Bar fridge. Primary bedroom closet leads you into The west exposure provides ample natural light in the unit creating a bright and inviting living space. Step out onto the balcony complete with gas hookup, providing a nice sunny space for BBQing in the summer! Titled parking in the underground heated parking as well as separate locked storage room with a storage cage. This location is excellent for accessing downtown and all the restaurants and shops nearby and is very walkable for those who prefer to commute by foot. Book your viewing of this great unit today