



**1406, 683 10 Street SW
Calgary, Alberta**

MLS # A2278366



\$299,900

Division: Downtown West End

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 839 sq.ft. **Age:** 2001 (25 yrs old)

Beds: 2 **Baths:** 2

Garage: Parkade, Stall, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 712

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Heating: Central
Floors: Ceramic Tile, Hardwood
Roof: -
Basement: -
Exterior: Concrete
Foundation: -
Features: No Animal Home, No Smoking Home, Quartz Counters

Inclusions: Electric fireplace, ALL contents negotiable

One of the best downtown price per SQF offering in today's market. Fantastic 2-bedroom, 2-bath apartment condominium in the highly desirable Vista West building, located directly on the 10th Street Kerby LRT Station and just steps from the Bow River pathway system. This outstanding 14th-floor unit offers exceptional value and features a west-facing balcony with city and mountain views, 9-foot ceilings, central air conditioning, in-suite laundry, and titled underground parking. The well-designed layout includes a spacious living room filled with natural light, an open white kitchen, and a sunny primary bedroom complete with a walk-through closet and a private ensuite featuring an oversized shower. Recent updates include quartz countertops in both the kitchen and bathrooms, adding a modern and upscale touch. West Pointe Plaza is a well-managed, amenity-rich building offering high-speed elevators, concierge service, 24-hour security, a secure underground parkade, garbage chutes on every floor, a fully equipped fitness centre, and a residents' party room with ping-pong and foosball tables. Ideally positioned on the edge of Calgary's downtown core, with the new Cowboys Event Grounds nearby, this location puts shopping, cafés, restaurants, transit, and river pathways right at your doorstep. Previously operated as a fully furnished rental, the unit can be sold fully equipped with furniture, kitchenware, linens, and more — offering a turnkey opportunity for investors or flexible urban living. Immediate possession available, book your viewing today!