



**1115, 1053 10 Street SW  
Calgary, Alberta**

**MLS # A2284435**



**\$339,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 669
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** All furniture and furnishings can be included

**\*INVESTOR OPPORTUNITY!\*** This fully furnished unit comes with an excellent tenancy agreement in place ending in March 2027, with rent paid upfront in lump sums every 6 months. Welcome to this bright and well-maintained 2-bedroom, 2-bathroom \*dog-friendly\* (up to 20 lbs) & cat-friendly corner unit offering 828 sq. ft. of comfortable, functional living space in a highly convenient location. Extra windows bring in plenty of natural light, while the west-facing exposure provides open views and beautiful evening sunsets from the spacious balcony with a BBQ gas line. The open-concept layout features 9-ft ceilings, stainless steel appliances, in-suite laundry, and no carpet throughout, making for easy day-to-day maintenance. The living and dining areas are well-sized for both relaxing and entertaining. Residents enjoy access to a full range of building amenities including a newly renovated fitness centre, steam room, 24/7 concierge and on-site security, underground visitor parking, secure bike storage, and the added convenience of an on-site Co-Op. The unit also includes a titled heated underground parking stall. Situated in the heart of the Beltline, you're just steps from cafes & top-rated restaurants, boutique shops, downtown offices, and everyday services, with quick access to the Bow River pathway system and major routes in and out of the core. Condo fees include heat, water, \*electricity\* (a rarity!), and access to amenities, offering excellent value in one of Calgary's most walkable inner-city neighbourhoods.