



GRASSROOTS
REALTY GROUP

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

MLS # A2284435



\$352,900

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

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

Inclusions: All furniture and furnishings can be included

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. This unit comes with the option of being sold ***fully furnished***, making it ideal for buyers looking for a turnkey move or investors seeking a ready-to-rent furnished property. 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 cafés & 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.