



**GRASSROOTS**  
REALTY GROUP

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1009, 1053 10 Street SW  
Calgary, Alberta

MLS # A2285176



**\$299,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	See Remarks, Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 669
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this spacious 822 sq. ft. two-bedroom, two-bathroom unit, beautifully maintained and in immaculate condition. This bright west-facing unit offers a fantastic, unobstructed view, perfect for enjoying sunsets from your large balcony complete with a BBQ gas line. The open-concept floor plan features 9-foot ceilings, in-suite laundry, and thoughtfully designed living space ideal for both comfort and entertaining. The building offers exceptional amenities including a fully equipped gym, steam room, on-site Co-Op, 24/7 concierge and on-site security, underground visitor parking, and a secure bike storage room. This unit also includes underground titled heated parking. Enjoy unbeatable convenience with Safeway, Community Health Foods, restaurants, the river pathway system, and the C-Train station all within walking distance. Condo fees includes fantastic amenities, water, heat and electricity, making this home an excellent value in a highly desirable location. A perfect opportunity for professionals, investors, or anyone seeking an urban lifestyle with comfort and convenience.