



306, 1720 10 Street SW  
Calgary, Alberta

MLS # A2286451



**\$445,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 691
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Soaking Tub, Storage		

**Inclusions:** N/A

Welcome to Lower Mount Royal! This bright and beautifully maintained 2-bedroom, 2-bathroom condo offers an incredible combination of space, comfort, and walkability in one of Calgary's most vibrant inner-city communities. As one of the larger units in the building, this home is filled with natural light and features TWO balconies—both west-facing perfect for enjoying the afternoon sun and evening light. Thoughtfully designed for everyday living, the unit showcases an open concept floor plan, ample storage, stainless steel appliances, soft close cabinetry, wide-plank flooring, in-floor heating, and a functional layout that feels both spacious and inviting. Enjoy the convenience of titled underground parking, an assigned storage locker, and in-unit laundry with a newly purchased stacked washer and dryer (2026). Located in the heart of Lower Mount Royal, you'll love the strong sense of community along with the safety and exceptional walkability to nearby shops, restaurants, parks, and river pathways. This is inner-city living at its best.