



**GRASSROOTS**  
REALTY GROUP

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301, 650 10 Street SW  
Calgary, Alberta

MLS # A2286858



**\$329,900**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	955 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Ceramic Tile, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 755
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: none

Nestled in the heart of Calgary's vibrant Downtown West End, this sought-after corner unit in the well-established Axxis building offers the perfect blend of comfort, convenience, and lifestyle. Featuring two generously sized bedrooms and two full bathrooms, this corner unit benefits from multiple exposures, enhancing the overall openness and layout of the home. The open-concept layout flows effortlessly from a well-appointed kitchen &mdash; featuring an island and ample counter space &mdash; into inviting dining and living areas, making it easy to relax or host with ease. In-suite laundry and a dedicated storage room keep daily life organized and clutter-free. For investors and commuters alike, the location truly speaks for itself. Steps from the LRT, this unit offers unbeatable transit access across the city, while the surrounding neighbourhood is rich with restaurants, boutique shops, and the scenic Bow River pathways right at your doorstep. Furry family members are welcome too &mdash; making this a home for the whole family. Whether you're looking for a place to truly call home or a smart addition to your portfolio, this is a downtown opportunity not to be missed. Book your private showing today!