



304, 1904 10 Street SW
Calgary, Alberta

MLS # A2286893



\$249,900

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	557 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, On Street, Parkade, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: living Room wall unit, TV and sound Bar

Welcome to The Modella, a charming boutique building tucked away on a quiet, tree-lined street in the heart of Lower Mount Royal, one of Calgary's most desirable inner-city communities. This beautifully appointed former show suite offers 557 sq. ft. of thoughtfully designed living space, perfect for first-time buyers, young professionals, or investors seeking a stylish, turnkey property in an unbeatable location. From the moment you step inside, you'll appreciate the bright, open-concept layout and the warm, modern finishes throughout. The upgraded wide-plank hardwood flooring, sleek white cabinetry, granite countertops, and elegant glass-tile backsplash create a clean, contemporary kitchen that feels both functional and inviting. The living and dining area flows seamlessly and opens onto a private balcony, ideal for morning coffee, evening relaxation, or summer barbecues. Even better, the Samsung TV package and custom-built-in wall unit are included, making this a true move-in-ready opportunity. The spacious bedroom is filled with natural light and features custom recessed lighting, a full-height closet system, and large windows that create a comfortable and serene retreat. The stylish four-piece bathroom offers a deep soaker tub, updated fixtures, and timeless finishes that add to the home's overall appeal. Additional highlights include in-suite laundry, a well-managed and pet-friendly building, and residential parking permit availability for only \$45 per year. Just steps from 17th Avenue, you'll love having Calgary's best restaurants, cafes, shops, and nightlife right outside your door while still enjoying the peaceful feel of a residential street. This is a rare opportunity to own a sophisticated, low-maintenance inner-city home in a premium location, ideal for both lifestyle and long-term value. Inner-City LIVING AT ITS finest!!!