



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1102, 683 10 Street SW
Calgary, Alberta**

MLS # A2289351



\$229,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	538 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Garage Door Opener, Guest, Heated Garage, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Storage shelf in furnace room, 3 key fobs, window blinds, balcony outdoor netting, storage cage in parkade

Open-plan condo in trendy West Downtown, ideally located in a quieter part of the core while remaining within the C-Train free-fare zone. With excellent walkability and transit access, this location offers everyday convenience for a variety of lifestyles. Just two blocks from the Bow River pathway and within easy walking distance to Kensington and Sunnyside, providing access to shops, restaurants, cafes, and green space. This 11th-floor unit features good-sized rooms, ample storage, central air conditioning, and in-suite laundry. A heated underground titled parking stall with an attached storage cage is included. Residents also have access to an updated fitness centre and a party/amenity room within the building. Recent upgrades include new fridge, stove, dishwasher, washer, and dryer (within the last two years), a new heat pump (2024), and laminate flooring installed approximately five years ago. A well-maintained inner-city home offering walkability, transit access, and a convenient downtown location. Contact your REALTOR® to arrange a private showing.