



**202, 650 10 Street SW  
Calgary, Alberta**

**MLS # A2289438**



**\$315,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 633
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to urban living at its finest in Calgary's vibrant Downtown West End! This beautifully updated 2bedroom, 2bathroom condo in the sought after Axxis building offers 836 square feet of functional, living space, ideal for first time buyers, downsizers, or savvy investors. Located on the second floor, this bright and well maintained unit features refinished countertops, stainless steel appliances, durable LVP flooring, fresh paint throughout, and brand new vertical blinds. The thoughtful layout offers excellent bedroom separation for added privacy, including a spacious primary suite complete with its own full ensuite. The kitchen flows seamlessly into the living and dining areas, creating an inviting space perfect for everyday living or entertaining. Large windows bring in natural light, enhancing the modern updates and clean, neutral finishes. Residents of Axxis enjoy premium amenities, including a fully equipped fitness/exercise room, a rooftop garden, visitor parking, and a stylish party room available for private events. The building is well managed with a healthy reserve fund, offering peace of mind and long-term value. Located just steps to the LRT station, Bow River pathways, shops, restaurants, and the downtown core, the convenience is unbeatable. Whether you're searching for a vibrant primary residence or a strong addition to your investment portfolio, this Downtown West End opportunity delivers lifestyle, location, and lasting value.