



**2006, 901 10 Avenue SW  
Calgary, Alberta**

**MLS # A2291017**



**\$529,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Tar/Gravel	<b>Condo Fee:</b>	\$ 784
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Metal Frame, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Storage, Wired for Data		
<b>Inclusions:</b>	N/A		

Live, work and play at The Mark on 10th. Perched on the 20th floor, this bright and spacious corner unit offers breathtaking panoramic views of Calgary's downtown core and the vibrant Beltline. Featuring 2 bedrooms, 2 bathrooms and a private den with sliding glass doors, the thoughtfully designed 909 sq ft layout blends style and function. The contemporary kitchen is appointed with premium German appliances/cabinetry, Kohler fixtures and sleek quartz countertops. A rare titled oversized parking stall (approx. 1.5 stalls) offers exceptional space and convenience rarely found in the Beltline. A custom walk-in closet, blackout blinds in both bedrooms and a private balcony create a sophisticated retreat above the city. Residents enjoy luxury amenities including full-time concierge, secure parcel lockers, a stunning 34th-floor rooftop, hot tub, sauna, steam room and fitness centre, plus a garden terrace and guest unit on 3rd fl. Steps to cafes, restaurants, groceries, LRT, and 17th Ave.