



**GRASSROOTS**  
REALTY GROUP

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

**1250 10 Street SW**  
**Calgary, Alberta**

**MLS # A2295068**



**\$524,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,183 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Side, See Remarks, Single G		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Lands		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 546
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub		

**Inclusions:** N/A

Award-winning design by Sturgess Architecture, this contemporary two-story end-unit townhouse sits on a quiet street in the highly sought Beltline area. The white stucco facade with a flat roof fronts a walled, landscaped open courtyard and adjoins a dedicated street park, enhancing curb appeal and urban serenity. Inside, you'll find a bright, open floor plan with 9-foot ceilings on the main level and expansive windows that flood the space with natural light. hardwood floors on the main and vinyl plank upstairs complement the modern finishes. The granite kitchen counters, cabinetry, and a tiled gas fireplace add both function and style. Enjoy outdoor living on the front sundeck or the large walled rear terrace, perfect for entertaining or relaxing in privacy. This home features a shared attached drive-under garage for convenient parking and direct access. Ideally located, you'll be just moments from Beltline amenities, dining, parks, and transit, with everything you need at your doorstep. Highlights: 2-story end unit in a popular Beltline location Award-winning Sturgess Architecture design White stucco exterior, flat roof, front courtyard, and adjacent street park Open floor plan, hardwood floors, large windows, 9-ft ceilings (main) Granite kitchen counters, tiled gas fireplace Front sundeck and large rear walled terrace Shared attached drive-under garage Proximity to shops, dining, parks, and transit