



GRASSROOTS
REALTY GROUP

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411, 1053 10 Street SW
Calgary, Alberta

MLS # A2296276



\$268,874

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	665 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 567
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

Inclusions: Wall/Window Air Conditioner, BBQ, Vacuum

Urban convenience and everyday comfort come together in this well-designed condo located in the HEART OF THE BELTLINE, just steps from shopping, dining, transit and endless amenities. A private entryway introduces a welcoming first impression while adding separation from the main living space. Thoughtful layout reveals an oversized 1 bedroom plus flex room configuration that adapts easily to both daily routines and work-from-home needs. Natural light pours through large WEST-FACING WINDOWS, filling the open-concept main area with warmth throughout the day. GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES and expansive prep surfaces define the kitchen, where a peninsula island with raised eat-up bar invites casual meals and easy connection. Effortless transition leads into the living and dining areas, making gatherings feel comfortable and unforced. A well-positioned FLEX SPACE functions seamlessly as a home office, reading area or added storage depending on your lifestyle. Direct access from the bedroom into the 4-piece bath through a cheater ensuite layout enhances both privacy and convenience. IN-SUITE LAUNDRY remains neatly tucked away, keeping day-to-day organization simple and out of sight. Outdoor time feels elevated on the west-facing balcony complete with a GAS BBQ LINE, creating the perfect place to unwind while taking in CITY VIEWS and evening sun. TITLED UNDERGROUND PARKING ensures secure, year-round convenience. Residents enjoy access to a RENOVATED GYM AND 24/7 CONCIERGE service, contributing to a low-maintenance lifestyle with added peace of mind. Immediate proximity to the LRT simplifies commuting, while nearby shops, restaurants and services place everything within easy reach. This is a truly outstanding opportunity to invest in a well-located home that

balances function, comfort and connected inner-city living.