



GRASSROOTS
REALTY GROUP

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306, 1720 10 Street SW
Calgary, Alberta

MLS # A2296535



\$422,500

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 691
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Soaking Tub, Storage		

Inclusions: N/A

Welcome to Lower Mount Royal! This bright and beautifully maintained 2-bedroom, 2-bathroom condo offers an incredible combination of space, comfort, and walkability in one of Calgary's most vibrant inner-city communities. As one of the larger units in the building, this home is filled with natural light and features TWO balconies—both west-facing perfect for enjoying the afternoon sun and evening light. Thoughtfully designed for everyday living, the unit showcases an open concept floor plan, ample storage, stainless steel appliances, soft close cabinetry, wide-plank flooring, in-floor heating, and a functional layout that feels both spacious and inviting. Enjoy the convenience of titled underground parking, an assigned storage locker, and in-unit laundry with a newly purchased stacked washer and dryer (2026). Located in the heart of Lower Mount Royal, you'll love the strong sense of community along with the safety and exceptional walkability to nearby shops, restaurants, parks, and river pathways. This is inner-city living at its best.