



1301, 1053 10 Street SW
Calgary, Alberta

MLS # A2297685



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Experience breathtaking west-facing views from this beautiful this beautiful corner unit 2-bedroom condo, showcasing stunning panoramas of the mountains, bow river, and downtown—all at an incredible value under \$300,000. Perfect for first-time buyers and investors, this home is ideally located next to Co-op Market and within walking distance to restaurants, pubs, the LRT, 17th Ave, and downtown, offering both convenience and lifestyle. The open-concept layout features 9-foot ceilings, laminate flooring, and modern neutral tones throughout. Enjoy the sun-filled living space that leads to a private west-facing balcony, complete with a gas line for your BBQ—perfect for relaxing or entertaining. This well-maintained, secure building offers heated underground parking, with a stall ideally situated near the elevator for easy access., a fitness centre, and bike storage. Condo fees include essential utilities such as electricity, heat, and water. Book your private showing today and make this exceptional home yours!