



**107, 1720 10 Street SW
Calgary, Alberta**

MLS # A2304897



\$415,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Off Street, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Garage remote(s)

OPEN HOUSE APRIL 25 12-2 Do you want to be in the heart of all the action of downtown Calgary? This PRIVATE ENTRANCE MAIN FLOOR CORNER CONDO is just steps from 17th Ave - located in the well managed, PET FRIENDLY, 2015 built TEN building - one of the most sought-after modern builds in the prestigious community of LOWER MOUNT ROYAL. Offering tremendous value at \$415,000 - this 762 square foot 2 BEDROOM, 2 BATHROOM home is the perfect purchase for those looking for modern finishes and a newer building. This unit offers affordable monthly fees of \$613.78, an ASSIGNED STORAGE LOCKER, and a TITLED PARKING SPACE located just steps from the elevator. In the well planned open concept design, you'll find two bedrooms, both with their own ensuite bathroom, as well as a FULL-SIZED LAUNDRY PAIR. The living space features West exposed windows making this a light-filled, cozy space. In the spacious kitchen and dining area, you'll love the cork floors, large island with QUARTZ COUNTERTOPS, and stainless steel appliance package complete with a beverage fridge. You'll be impressed by the easy access into the unit from the TWO PATIO DOORS - forget the elevator and buzzing guests in—enjoy the direct-access convenience that FEELS MORE LIKE A TOWNHOUSE than a condo. FRESHLY PAINTED and cleaned (including the carpet), this unit is move-in ready and completely turn-key. With an INCREDIBLE LOCATION IN THE HEART OF CALGARY'S DOWNTOWN - the list of amenities just a short stroll away is endless. If you're looking for that vibrant city lifestyle at an amazing price, this home is a must-see. With Calgary's ever-growing popularity, stop renting and watch your investment continue to rise. Call for a private showing!