



312, 1053 10 Street SW
Calgary, Alberta

MLS # A2144574



\$305,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	794 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 653
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

Very spacious 1 bedroom plus 1 den apartment condo in the beautiful Vantage Pointe building. Tastefully renovated, elegant vinyl flooring, granite countertops with under-mount sink and stainless steel appliances. Cozy in-floor heating in the 5-piece bathroom, a spacious bedroom with walk-in closet, in-suite laundry and a HUGE den that can be used as a second bedroom (no window)/ office, relaxation area or media room . 9 foot ceilings & plenty of light from the many windows. There's also a sunny covered East facing balcony with a gas hookup for your barbecue. One titled, heated, underground parking & secured visitors parking. Amenities include a gym & steam room on the second floor plus bike parking. Midtown Market Co-op shopping is just outside your door along with many other stores & restaurants. Excellent access to public transportation including the West LRT line, and steps from all downtown has to offer. PET Friendly! See additional remarks! The perfect nest for the first-time buyer, people want to downsize but still have plenty of room or the savvy investor! Located in the heart of Calgary's Beltline, one block from Downtown!! Good size Bedroom plus Den!! Huge living room where you can breath ! This unit looks amazing and has breathtaking Downtown View . Walking distance to all amenities, doctor's office and dentist-just main floor of the building !Great Location close to 17th Ave with shops & restaurants !! Shows 10/10!!