



GRASSROOTS
REALTY GROUP

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1403, 683 10 Street SW
Calgary, Alberta

MLS # A2147559



\$369,999

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	758 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Experience the epitome of urban living in this exquisite 2-bedroom condo, centrally located in downtown. This unit offers a spacious master bedroom complete with a walk-thru closet and a luxurious 3-piece ensuite bathroom. There's also a generously-sized second bedroom and an additional bathroom for added convenience. The kitchen is a chef's delight with its bright and open layout, boasting plenty of cabinet space. You'll appreciate the in-suite laundry and the comfort of air conditioning throughout. The living and dining areas are seamlessly integrated, providing a perfect space for entertaining guests. Step outside onto the large covered balcony to enjoy panoramic views of the city skyline. The building's amenities are equally impressive, featuring a welcoming front lobby with a soothing waterfall feature, a fully equipped fitness center, and a social room ideal for gatherings. Guests will find ample parking available, and you can unwind in the sauna/steam room after a workout or a busy day. Conveniently located in West Downtown, you'll have easy access to the C-train right outside your door, placing the city's vibrant attractions within easy reach. Discover nearby coffee shops, restaurants, and the serenity of Prince's Island Park and the Bow River pathway system. This condo offers a rare opportunity to embrace upscale urban living with all the modern comforts and conveniences. Don't miss out—schedule your viewing today and make this exceptional residence your new home!