



GRASSROOTS
REALTY GROUP

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**702, 1053 10 Street SW
Calgary, Alberta**

MLS # A2149262



\$369,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	844 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 686
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: None

PRICE REDUCED!!! OPEN HOUSE - SUNDAY JULY 28TH - 12:00PM - 4:00PM! VIEWS, VIEWS, VIEWS!!! THIS BEAUTIFUL 2 BEDROOM 2 BATHROOM APARTMENT OFFERS BREATHTAKING VIEWS OF DOWNTOWN! ALL UTILITIES INCLUDED WITH CONDO FEES: HEAT, WATER & ELECTRICITY! This corner unit apartment shows real pride of ownership, from the moment you enter you will see the immaculate condition this owner has maintained. The living space was thoughtfully designed by the builder and is constantly filled with tons of sunlight. As you walk into the unit the floor to ceiling windows that surround the open living space will immediately catch your eye. This unit is move-in ready or the perfect turnkey investment property. The open concept of the living, dining and kitchen all allow the living space to flow seamlessly together. The huge master bedroom provides ample space for a king size bed, bedside tables and additional furniture. The master bedroom is perfectly completed by a full ensuite bathroom including a standing shower. From the living room, you will find the east facing covered balcony perfect to catch an early morning sunrise with coffee or to enjoy the warm summer evenings. The second bedroom is strategically located on the opposite side of the apartment next to the second full bathroom which includes a full bathtub. This large second bedroom can easily accommodate a queen bed. The underground heated parking stall ensures you won't be scraping the snow off your car this winter. For your guests there is ample visitor parking available. Throw away your gym membership as this building has a fully equipped gym for your unlimited use. Worried about security in the inner-city? This building has 24/7 security! Now Let's Talk About The Location...Located In The Heart of The Beltline Downtown! Just

Walking Distance To Busy Retail Streets of 17th Ave, Next door to the Co-op Grocery Store, All The Amenities of The Beltline Community (Schools, Medical Offices, Tennis Court, Parks, Playgrounds) and Just Minutes From The Downtown Core! HOW DOES IT GET BETTER THAN THIS! BOOK YOUR SHOWING TODAY!!