



1805, 1053 10 Street SW  
Calgary, Alberta

MLS # A2153573



**\$350,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** N/A

Introducing Unit 1805: Your Gateway to Unparalleled Mountain Views! Welcome to this stunning 18th-floor unit with incredible west-facing mountain views. This beautifully updated 2-bedroom, 1-bathroom condo is a perfect blend of luxury and convenience, offering a prime location in downtown Calgary. Enjoy mesmerizing sunsets and panoramic views of the majestic mountains from your living room. Located in the heart of Calgary's Beltline, just a block from downtown, Midtown Co-op is right outside your door, and Connaught School is just two blocks away. A short stroll to the LRT station and easy access to public transportation, including the West LRT line, make commuting a breeze. The building boasts a fitness center, steam room, bike storage area, 24-hour security, four high-speed elevators, and secured visitors parking. Pet-friendly and with one titled, heated underground parking spot, your vehicle is safe and warm year-round. With soaring house prices and utility bills in Calgary, the condo fees include heat, water, and electricity. This unit is the perfect nest for first-time buyers, those looking to downsize, or savvy investors, offering not just a home but a lifestyle. Experience this incredible unit from the comfort of your home with our virtual tour. Don't miss out on this incredible opportunity! Contact us today to schedule a viewing and make Unit 1805 your new home.