



**211, 1720 10 Street SW
Calgary, Alberta**

MLS # A2169602



\$311,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	524 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		
Inclusions:	N/A		

Welcome to modern city living within the impressive TEN building, located in the sought after community of Lower Mount Royal! Step inside this second floor suite with an open plan that presents a living area with access to a private patio, dining area with a feature wall and a kitchen that's tastefully finished with quartz counter tops, island/eating bar & plenty of storage. The unit includes a stainless steel appliance package and in-suite laundry. Heated underground parking plus a dedicated assigned storage locker and a separate communal bike storage make this unit perfect for first time homebuyers and investors alike. It's a perfect hands-off investment. Just steps away from the vibrant 17th Ave, this property has many urban conveniences around such as shops & restaurants, public transit, schools, walking pathways & close proximity to downtown and the Bow River. Immediate possession is available! Schedule your tour today to see this exceptionally designed, move-in ready suite in one of Calgary's most desirable neighbourhoods.