



406, 103 10 Avenue NW
Calgary, Alberta

MLS # A2189138



\$324,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,174 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 835
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Nestled in the highly sought-after community of Crescent Heights, this stunning 2-bedroom, 2-bathroom west-facing unit offers a lifestyle of unparalleled comfort and accessibility. Situated on the top floor, this residence boasts a bright, spacious, and open layout that effortlessly combines modern living with timeless charm. Whether you're a young professional, a couple looking for a cozy retreat, or a savvy investor seeking a prime property, this home ticks all the boxes. This home features two generously sized bedrooms with the a large primary bedroom, complete with ample closet space and an en-suite bathroom for added convenience and privacy. The second bedroom is equally inviting, with plenty of room for a guest, home office, or hobby space. The west-facing orientation means you'll enjoy warm sunlight throughout the afternoon and stunning sunset views in the evening. Combined with the open layout, this abundance of light creates a cheerful and inviting ambiance that makes coming home a true pleasure. One of the standout features of this condo is the expansive west-facing balcony. Location is everything, Crescent Heights is one of the most desirable neighborhoods in the city, known for its tree-lined streets, vibrant community spirit, and close proximity to all the amenities you could ever need. 5 minutes drive to downtown.