



**201, 824 10 Street NW
Calgary, Alberta**

MLS # A2193668



\$399,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,274 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 782
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None.

Nestled in the heart of historic Sunnyside overlooking Riley Park, this 2 storey, 2 bedroom condo offers fresh paint, new carpet & nearly 1300 sq ft of living space! The open living area presents hardwood floors, showcasing the living room with cozy gas fireplace, casual dining area & kitchen that's tastefully finished with granite counter tops, island/eating bar, plenty of storage space & stainless steel appliances. There is also one bedroom, a 4 piece bath plus laundry & convenient 2 piece powder room on the main level. A den/flex space with built-in shelving provides a perfect area for a home office set-up. The primary bedroom encompasses the entire second level, boasting a large bedroom with private balcony, walk-in closet & private 4 piece ensuite with rejuvenating jetted tub & separate shower. Other notable features include a large west facing front balcony with views of the park & one parking stall. The stellar location can't be beat - just steps to tranquil Riley Park & walking distance to Safeway, trendy Kensington, SAIT, schools, public transit & downtown. Immediate possession is available!