



GRASSROOTS
REALTY GROUP

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801, 1053 10 Street SW
Calgary, Alberta

MLS # A2198886



\$314,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	643 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Furniture can be included in the sale.

Prime unit in Vantage Pointe with stunning west and north-facing views. This 2-bedroom, 1-bath condo offers 643sqft of bright, open-concept living with 9-ft ceilings and modern finishes, including granite countertops, tile & engineered wood flooring, and neutral paint throughout. Bedrooms feature cozy carpeting, and the unit includes in-suite laundry for convenience. The balcony has a gas hookup for BBQs, plus secured underground heated parking (P3, Stall #89) just steps from the elevator. Condo fees include all utilities (electricity, heat, water)—only pay for internet & phone! Additional building amenities include a fitness facility, bike storage, and a party room. Unbeatable Beltline location&mdashwalk to downtown offices, 17th Ave shopping & nightlife, bike paths, and Co-op supermarket right across the street. Don't miss this opportunity for urban living at its finest!