



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**402, 650 10 Street SW  
Calgary, Alberta**

**MLS # A2199694**



**\$374,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Downtown West End   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit   |               |                   |
| <b>Size:</b>     | 843 sq.ft.  | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Electric Gate, Enclosed, Garage Faces Side, Gated, Guest, Parkade |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

**Heating:** Baseboard, Fireplace(s), Hot Water

**Floors:** Hardwood, See Remarks, Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 625

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

Welcome to the exceptionally well run Axxis - perfect for a professional or investor! Built by premium builder Bosa, the quality shines through in this quiet, extra sound attenuated concrete gem. This home is located less than half a block from the 7th Ave LRT (start of the "free zone") with a west facing balcony with view of the Bow River and offers easy access to the river valley pathways practically at your doorstep. Unit features an open floor plan with a cozy gas fireplace, tile in the entry, kitchen and bath, upgraded LED lighting throughout, plus easy to look after engineered hardwood throughout the main living areas and both bedrooms. The corner gas fireplace has been conveniently outfitted with a programmable remote. Neutrally painted throughout (ceiling was also painted), the bright kitchen is showcased with a nice sized island, granite countertops, generous cupboard space, under cabinet lighting, and upgraded stainless steel kitchen appliances. The added value dual zone oven with convection feature plus a quiet hood fan will make cooking a breeze. Clean up will be peaceful too as the dishwasher is a quiet model. The dining area is lit by a modern LED light and efficient ceiling fan (with remote) for stylish eating and comfort. For those movie nights, the living room has blackout privacy panel window coverings. Both bedrooms are well sized and located on opposite sides of the living space making it perfect to get distance from your home office (building has multiple high speed internet options), partner, roommate or guests. Plus, check out the high end combination blackout/sheer cellular shade window coverings in both bedrooms - perfect for privacy or temperature control. This unit also comes with an upgraded in-suite laundry, an underground, heated stall plus access to a well equipped exercise room, party room with kitchen facilities, a large, peaceful two level

outdoor courtyard with picnic area and open grass terrace retreat, separate bike storage room, and plenty of secured visitor parking for your guests. Axxis is also pet friendly (with board approval). Such an amazing location - easy walking to downtown, groceries, restaurants, Bow River pathways, Prince's Island, and Kensington. A stellar walk score of 97! Assigned underground parking stall is #128 plus a separate storage locker (#102) so you'll have room for everything. Live and play in style by making this lovely West End Downtown condo yours!