



GRASSROOTS
REALTY GROUP

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1305, 650 10 Street SW
Calgary, Alberta

MLS # A2208637



\$388,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Off Street, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Tar/Gravel
Basement:	-
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	Granite Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 712
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: n/a

DON'T MISS OUT THIS GREAT OPPORTUNITY TO ENJOY RIVER AND CITY VIEWS FROM THIS NE CORNER UNIT IN A SUPER LOCATION 'AXXIS', ONLY A BLOCK FROM THE FREE LRT ZONE TO DOWNTOWN AND MINUTES TO PRINCE'S ISLAND PARK AND KENSINGTON. THIS UNIT OFFERS EXCELLENT LAYOUT OPEN CONCEPT/GRANITE KITCHEN WITH BREAKFAST BAR, S/S APPLIANCES WITH LAMINATE FLOOR , 2 LARGE BEDROOMS, 2 BATHS, CORNER FIREPLACE IN THE LIVING ROOM, BALCONY WITH GREAT VIEWS AND LOTS OF FLOOR TO CEILING WINDOWS! IN-UNIT LAUNDRY. LARGE MASTER BEDROOM WITH 2 CLOSETS AND FULL 4 PIECE EN SUITE, SLIDING DOOR TO THE BALCONY AND HUGE WINDOWS WITH NICE RIVER VIEWS. KITCHEN FEATURES A BREAKFAST BAR PLUS THERE IS A SPACIOUS DINING AREA. THIS IS A GREAT BUILDING WITH 2 ELEVATORS, GARDEN ON PARKADE ROOFTOP, EXERCISE ROOM, PARTY ROOM(\$25 TO USE), VISITOR PARKING, BIKE STORAGE AND KEY FOB SECURITY TO ACCESS YOUR FLOOR SHOW IT TODAY BEFORE IT IS GONE! paring stall:#8, storage #107