



THE
A-TEAM

**RE/MAX
FIRST**

901 10 Avenue #1806, Calgary T2R 0B5

MLS® #: **A2116506**

Area: **Beltline**

Listing Date: **04/01/24**

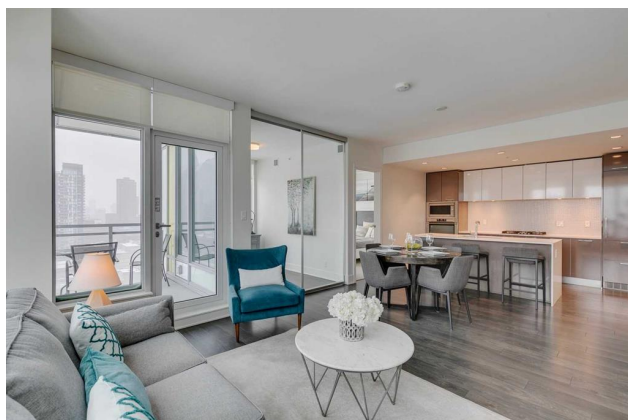
List Price: **\$548,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **892**
Low Sqft:
Ttl Sqft: **892**

Access:

Lot Feat:

Park Feat:

Views

Heated Garage, Parkade, Titled, Underground

DOM

48

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Garden**

Construction: **Concrete, Stucco**
Flooring: **Carpet, Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`1" x 8`2"	Dining Room	Main	13`1" x 8`1"
Living Room	Main	12`11" x 8`9"	Laundry	Main	6`3" x 3`1"
Foyer	Main	7`9" x 6`1"	Den	Main	10`4" x 6`8"
Balcony	Main	8`5" x 5`7"	Bedroom - Primary	Main	11`6" x 10`0"
Bedroom	Main	9`11" x 9`5"	3pc Ensuite bath	Main	
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$694

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **1610980**

Remarks

Pub Rmks: **2 BEDROOMS & A DEN + 2 BATHROOMS | UNOBSTRUCTED DOWNTOWN VIEWS | 9' CEILINGS | QUARTZ COUNTERTOPS | UPSCALE NOBILIA KITCHEN | OPEN & FUNCTIONAL FLOOR PLAN | LARGE BALCONY | WORLD-CLASS BUILDING AMENITIES | 24 HOUR SECURITY | HEATED UNDERGROUND PARKING | OUTSTANDING INNER-CITY LOCATION!** The epitome of luxurious inner-city living awaits in the amenity-rich Mark on 10th building. This exquisite 2 bedroom + a den, 2 bathroom unit offers an opulent retreat with breathtaking downtown views. Flawlessly designed to be both stylish and functional, the open floor plan with grand 9' ceilings is perfectly situated to make the most of those outstanding views through dramatic full-height windows. The upscale German-made Nobilia kitchen inspires culinary creativity featuring built-in stainless steel appliances, a gas cooktop, quartz countertops and a large water-fall edge peninsula island with seating. Centering the open design is the dining room with clear sight lines throughout making it perfect for entertaining. Encased in windows that expertly frame downtown views the living room entices time spent unwinding. The adjacent balcony will be your favorite warm-weather destination for summer barbeques, peaceful morning coffees and evening beverages. Work or study in the enclosed den while those outstanding views provide the inspiring backdrop. This ideal floor plan has the main living areas separating the bedrooms for ultimate privacy! Wake up each day to those sensational views in the calming primary oasis, a true owner's escape thanks to the large walk-in closet and a sleek ensuite. A second full bathroom, a second bedroom and in-suite laundry add to your comfort. Underground parking and 24-hour concierge/security (no more lost packages!) further add to your convenience and peace of mind. The building's world-class amenities are extensive including a well-equipped gym, a sauna, steam room, lounge, a tranquil garden and an open air rooftop deck with a hot tub, barbeques and firepits all nestled amongst the big city lights. Located in the midst of Calgary's premier entertainment district, just steps away from vibrant nightlife, award-winning restaurants, pubs, diverse shops and much more! Inner-city living at its finest!

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



