



THE
A-TEAM

**RE/MAX
FIRST**

901 10 Avenue #2707, Calgary T2R 0B5

MLS®#: **A2116508**

Area: **Beltline**

Listing Date: **04/10/24**

List Price: **\$388,800**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-Apr**

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: **528**
Low Sqft:
Ttl Sqft: **528**

Access:

Lot Feat:

Park Feat:

Views

Heated Garage, Parkade, Underground

DOM

39

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Barbecue, Fire Pit, 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: **High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Soaking Tub, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`0" x 10`9"	Living Room	Main	12`7" x 10`9"
Foyer	Main	5`7" x 3`9"	Den	Main	8`11" x 4`8"
Laundry	Main	2`11" x 2`10"	Balcony	Main	8`7" x 7`0"
Bedroom - Primary	Main	9`7" x 8`11"	4pc Bathroom	Main	9`1" x 5`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$408

Fee Simple

CC-X

Fee Freq:

Monthly

Legal Desc:

1610980

Remarks

Pub Rmks:

ATTENTION INVESTORS & DOWNTOWN LIFESTYLE ENTHUSIASTS | WALKER'S PARADISE WITH A WALK SCORE OF 96 | BIKER'S PARADISE WITH A BIKE SCORE OF 95! Turnkey rental unit with an existing tenant. With a modern, clean, sophisticated, and upscale design construction, Mark On 10th offers a downtown lifestyle with an outstanding world-class amenities package and an exceptional location. Where else can you find an owner, dedicated penthouse level lounge, party room, pool table, state-of-the-art fitness center, dry sauna, steam room, 360-degree view open-air rooftop, hot tub, and outdoor barbeque and fire pit plus an amazing garden social area on the third floor? Located only steps away from the LRT station, Safeway shops, schools, bars, parks, organic markets, and restaurants are just across the street. **OUTSTANDING INNER-CITY LOCATION!** Perched high on the 27th floor allowing for incredible unobstructed gorgeous downtown and city views sits this modernly styled largest 1 bedroom plus a den unit. Take 1 of 3 high-speed elevators to your secure Fob allocated floor, in a safe award-winning building with 24-hour security, and heated underground parking. Inside is an open floor plan, that boasts the upscale German-made Nobilia kitchen cabinetry and stainless steel Liebherr and AEG appliances offering an inspiring European cooking experience. Sit back and relax in the inviting 9ft floor-to-ceiling living room with plenty of natural light from expansive double-glazed window walls and absorb in those unobstructed incredible views or head out to the large private patio and host summer barbeques and evening beverages with the illuminated downtown skyline as the swoon-worthy backdrop. Imagine working from home in the glass-encased den nestled amongst those very same views! A sliding glass divider between the den and the bedroom ensures unobstructed views from every room. The 4-piece spa tub shower bathroom is a stylish retreat designed in the same high-end finishes as the rest of the home. In-suite laundry adds to your convenience. This luxurious sanctuary in an amenity-rich building in an unsurpassable inner-city location has it all! Come see for yourself!

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











