



THE
A-TEAM

**RE/MAX
FIRST**

901 10 Avenue #2502, Calgary T2R 0B5

MLS® #: **A2119667**

Area: **Beltline**

Listing Date: **04/03/24**

List Price: **\$449,000**

Status: **Active**

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: **670**
Low Sqft:
Ttl Sqft: **670**

DOM

46

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Underground**

Utilities and Features

Roof: **Other**

Heating: **Fan Coil,Natural Gas**

Sewer:

Ext Feat: **Built-in Barbecue,Courtyard,Storage**

Construction:

Concrete,Stucco

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**

Int Feat: **Open Floorplan,Recreation Facilities,Sauna,See Remarks,Soaking Tub,Stone Counters,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`2" x 10`10"	Living Room	Main	13`10" x 12`0"
Foyer	Main	6`2" x 4`2"	Laundry	Main	5`8" x 3`4"
Bedroom - Primary	Main	9`8" x 8`6"	Bedroom	Main	9`2" x 8`10"
4pc Bathroom	Main	9`10" x 4`11"			
Legal/Tax/Financial					
Condo Fee:		Title:	Zoning:		
\$567		Fee Simple	CC-X		
		Fee Freq:			
		Monthly			
Legal Desc:	1610980	Remarks			
Pub Rmks:	Nestled in the heart of urban sophistication, this South West facing corner unit epitomizes luxury living tailored for executive professionals. Offering a panoramic vista, indulge in unobstructed views of the majestic mountains and the tranquil Bow River, creating a captivating backdrop to your daily life. Beyond its coveted location, this meticulously curated TWO-bedroom property boasts a plethora of upscale features. Floor-to-ceiling windows invite natural light to dance throughout the space, while sleek quartz countertops, a gas cooktop, and stainless-steel appliances elevate the culinary experience. With the convenience of in-suite laundry and personalized heating and cooling control, every aspect of comfort is seamlessly integrated. Step out onto your private balcony to savor the breathtaking scenery, with titled parking and a separate storage unit providing added convenience. Experience the pinnacle of luxury living at "MARK on 10th", where personalized concierge services cater to your every need. Enjoy peace of mind with onsite security and designated bike storage, while a 3rd-floor private green space offers a tranquil retreat. The premiere rooftop amenity level beckons with a hot tub offering panoramic views, an indoor gym, and a chic loft-style lounge complete with a wet bar and pool table. Unwind in the steam room or dry sauna, or host memorable gatherings at the barbecue area. Additional amenities include a guest suite and ample visitor parking, ensuring a warm welcome for friends and family. Embrace the vibrant community, with coffee shops, restaurants, grocery stores, and the University of Calgary Downtown Campus just a leisurely stroll away. Easy access to the C-train and Bow River pathways enhances connectivity, seamlessly blending work, leisure, and lifestyle. Don't miss this extraordinary opportunity to embrace a lifestyle of unparalleled comfort and convenience. Move right in and experience the epitome of urban elegance at "MARK on 10th".				
Inclusions:	N/A				
Property Listed By:	RE/MAX Real Estate (Central)				

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











