



THE
A-TEAM

**RE/MAX
FIRST**

683 10 Street #1202, Calgary T2P 5G3

MLS® #: **A2124319**

Area: **Downtown West End**

Listing Date: **04/23/24**

List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **529**
Low Sqft:
Ttl Sqft: **529**

DOM

27

Layout

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

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Views**
Park Feat: **None**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Heat Pump,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`3" x 6`8"	Living Room	Main	16`0" x 11`4"
Laundry	Main	2`10" x 2`10"	Storage	Main	4`11" x 2`9"
Balcony	Main	9`3" x 4`6"	Bedroom - Primary	Main	10`7" x 10`4"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$348

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

0111661

Remarks

Pub Rmks:

Incredible downtown and river views from this move-in ready 12th floor unit. Phenomenally located in the free-ride transit zone beside the Kirby LRT Station, making getting around a breeze. The bright and open floor plan filters in natural light and is kept cool by central air conditioning. All laminate and tile flooring throughout, no carpet! Combining beauty with the function the kitchen features stainless steel appliances, crisp white cabinets, stylish tile backsplash and a peninsula island for extra storage and prep space. The living room is an inviting space for relaxation and entertaining. A glass railing ensures unobstructed views from the expansive, covered balcony. You can even watch the stampede parade go by from here or enjoy barbeques and time spent unwinding with the city lights and tranquil river as the stunning backdrop. The bedroom is spacious with elegant lighting and easy access to the 4-piece bathroom with beautiful tile detailing. In-suite laundry adds to your convenience. This amenity-rich building boasts a well-equipped fitness room, a social room and 24-hour security all included in your low condo fees! This unsurpassable location offers easy access to transit, extensive river walking/biking paths, a huge variety of restaurants and amenities, Shaw Millennium Park and so much more! Your maintenance-free inner-city lifestyle awaits.

Inclusions:

None

Property Listed By:

RE/MAX First

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





