

901 10 Avenue #2806, Calgary T2R 0B5

MLS®#: **A2131272** Area: **Beltline** Listing Date: **05/30/24** List Price: **\$549,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 17-Sep** 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: **904**
 Low Sqft:
 Ttl Sqft: **904**

DOM
121
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Concrete, Metal Frame, Stucco**
 Heating: **Forced Air, Natural Gas** Flooring: **Ceramic Tile, Laminate**
 Sewer: Ext Feat: **Barbecue, Courtyard** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dryer, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`2" x 8`4"	Living/Dining Room Combination	Main	18`0" x 13`2"
Foyer	Main	7`8" x 7`0"	Laundry	Main	6`4" x 3`2"
Bedroom - Primary	Main	11`6" x 10`0"	Bedroom	Main	10`0" x 9`8"
3pc Ensuite bath	Main	7`4" x 7`2"	4pc Bathroom	Main	8`2" x 6`0"

Legal/Tax/Financial

Condo Fee: **\$694** Title: **Fee Simple** Zoning: **CC-X**

Legal Desc: 1610980

Fee Freq:
Monthly

Remarks

Pub Rmks: **This modern two bedroom plus den condo features an open sunny layout, floor to ceiling windows, stunning city views, central air conditioning, wide plank laminate hardwood and porcelain tile. The kitchen offers a gallery style kitchen, sleek white cabinets, stainless steel appliances, quartz countertops and a gas cooktop. Titled underground parking stall and a storage locker also included. Hotel like amenities offer a fully-equipped fitness/yoga studio, a dry sauna & steam room, lounge area with media center, pool table, bar, BBQ, fire-pit and a sun deck with an oversized hot tub. There is also a roof top garden for your enjoyment and guest suite available on the third level with three elevators for your convenience. Visitor parking, concierge and 24-hour security included!**

Inclusions: **None**
Property Listed By: **Coldwell Banker Mountain Central**

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







