



THE
A-TEAM

**RE/MAX
FIRST**

683 10 Street #1407, Calgary T2P 5G3

MLS®#: **A2134630**

Area: **Downtown West End**

Listing Date: **05/23/24**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-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:

Access:
Lot Feat:
Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

Finished Floor Area

Abv Sqft: **982**
Low Sqft:
Ttl Sqft: **982**

DOM

33

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`7" x 11`3"	Dining Room	Main	10`5" x 8`0"
Living Room	Main	18`2" x 11`10"	Bedroom - Primary	Main	14`0" x 10`8"
Bedroom	Main	10`2" x 9`6"	4pc Bathroom	Main	
3pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:
\$778

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0111661**

Remarks

Pub Rmks: **Located within the concrete built Vista West tower that is part of the Downtown West End landscape, this spacious & thoughtfully designed 14th floor, 982 Sq Ft, 2 bdrm+2 full bath CORNER unit is sure to impress & makes you feel comfortable as soon as you walk in. The open concept layout emphasizes great flow & better privacy by placing the 2 bedrooms at opposite ends while the main living area is the focal point in the middle. The inviting & fully renovated kitchen has plenty to offer with lots of shaker style cabinetry, full size stainless steel appliances, quartz countertops (also in the bathrooms), stylish backsplash, & a built-in wraparound breakfast bar. Nearby, the large and inviting living room & dining area is perfect for entertaining & relaxing while giving you options to re-configure to your own liking - have the freedom to create a work space, a reading corner, or a spot for your other pursuits! Pairing nicely to all of this is the covered balcony that is just a sliding patio door away. Back inside; enjoy the multi-directional views of the urban downtown surroundings through the large windows that highlight each space. The spacious master bedroom will pamper you with a walk through closet & an updated 3 piece full ensuite with the 2nd bedroom, additional 4-piece full bathroom (also updated), laundry & storage closets completing the package. Important features include; air conditioning, durable laminate flooring throughout the general living areas, BBQ gas line, titled underground corner parking spot (close to the elevators), fresh paint & all window blinds already done, along with the option to continuing renting one of the rare & generously sized storage rooms located just one floor above. Beyond the unit, the building offers a fitness room, party room, & on-site security, while the many shops, restaurants, amenities, & LRT station that the West End area has to offer are all just steps away. Being close to the Bow River & its many pathways, Kensington, Eau Claire, & the heart of Downtown, while providing quick access to SAIT & the University of Calgary (the Downtown Campus is only a 6 min walk), makes the convenience of this central location very attractive - perfect for buyers of all ages, working professionals/post secondary students, or those looking to add to their investment portfolio, come view this well-rounded condo today!**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

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









