



THE
A-TEAM

**RE/MAX
FIRST**

650 10 Street #2301, Calgary T2P 5G4

MLS® #: **A2134890** Area: **Downtown West End** Listing Date: **05/24/24** List Price: **\$524,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **1,022**
 Low Sqft:
 Ttl Sqft: **1,022**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Electric,Fireplace(s)**
 Sewer:
 Ext Feat: **Courtyard,Garden,Playground**

Construction: **Brick,Concrete**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`11" x 5`0"	4pc Ensuite bath	Main	8`6" x 5`1"
Bedroom	Main	13`8" x 10`5"	Dining Room	Main	10`3" x 14`11"
Kitchen	Main	8`11" x 12`8"	Living Room	Main	16`5" x 13`10"
Bedroom - Primary	Main	17`11" x 11`1"			

Legal/Tax/Financial

Condo Fee: **\$759** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Legal Desc:

0012669

Fee Freq:
Monthly

Remarks

Pub Rmks:

DOWNTOWN LIVING! Don't miss out on this SPACIOUS 2 bed + 2 full bath CORNER UNIT apartment in the stunning Axxis building built by BOSA Development. Highlights of this bright and open unit includes FLOOR-TO-CEILING WINDOWS throughout, NEW laminate flooring, a corner FIREPLACE, large living/dining areas, a balcony, a white cabinet kitchen with lots of counter space & breakfast bar, GYM access, in-suite laundry, and more! This unit comes with TWO underground parking stalls and a large storage unit. Amenities include a social room, fitness centre, visitor parking, 2 bike rooms & landscaped terrace. The Axxis building is a concrete construction and is only steps away from local amenities, restaurants, bow river pathway, Eau Claire Park, Stephen Ave, C-Train, Kensington shops, and everything that downtown has to offer! The unit has been freshly painted. Last but not least the unit comes with automatic blinds with individual controls. Call your private realtor and book a private showing.

Inclusions:

Automatic window blinds, Wine storage rack.

Property Listed By:

Real Broker

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







