



THE A-TEAM

RE/MAX FIRST

683 10 Street #401, Calgary T2P 5G3

MLS#: A2139162 Area: Downtown West End Listing Date: 06/07/24 List Price: \$399,900
Status: Active County: Calgary Change: None 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: Titled, Underground

Finished Floor Area

Abv Sqft: 1,008
Low Sqft:
Ttl Sqft: 1,008

DOM

23
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Tar/Gravel
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony

Construction: Concrete, Stone
Flooring: Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: Freezer, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Int Feat: Granite Counters, Open Floorplan, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, 3pc Ensuite bath, 4pc Bathroom, Kitchen, Walk-In Closet, Bedroom, Balcony.

Legal/Tax/Financial

Condo Fee: \$731 Title: Fee Simple Zoning: DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0111661**

Remarks

Pub Rmks: **FULLY RENOVATED (\$40,000) | DOWNTOWN APARTMENT | AIR CONDITIONING** Welcome to your serene oasis in the heart of downtown West End, where luxury meets convenience. This stunning 2-bedroom, 2-bathroom apartment on the 4th floor offers an unrivalled view of the majestic Bow River. As you step inside, you are greeted by a harmonious neutral colour scheme that creates an inviting atmosphere, making it truly feel like home. Natural light floods the apartment from the abundance of windows. The heart of this home is the fully upgraded kitchen, boasting top-quality countertops, tiles, and faucets. No detail has been spared in the renovation. Both bathrooms have undergone a complete transformation, featuring new showers, cabinets, flooring, and sinks. Every inch of this home exudes sophistication and modern elegance. You will find an oversized master bedroom with 2 closets and an additional oversized second bedroom. The unit has a large balcony facing the bow river view with a gas line for summer BBQ and the unit has AC. In addition, the apartment has new flooring, paint, light fixtures. Costing over \$40,000 to create a beautiful space brand-new space. Convenience is key, with secured underground heated parking ensuring your vehicle is safe and sound. For those who prefer public transit, the LRT station (Downtown West Kerby) is just steps away, providing easy access to all that downtown has to offer. The apartment also has a gym and social room. With a myriad of restaurants, grocery stores, and amenities at your fingertips, everything you need is within reach. Whether you're seeking a peaceful retreat or the vibrancy of downtown living, this apartment offers the best of both worlds. Don't miss your chance to experience luxury living in this prime location.

Inclusions: **N/A**
Property Listed By: **2% Realty**

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





