



THE
A-TEAM

**RE/MAX
FIRST**

650 10 Street #1305, Calgary T2P 5G4

MLS® #: **A2140919** Area: **Downtown West End** Listing Date: **06/12/24** 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: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Assigned,Guest,Off Street,Underground

Finished Floor Area

Abv Sqft: **938**

Low Sqft:

Ttl Sqft: **938**

DOM

16

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 10`8"	Dining Room	Main	8`3" x 10`0"
Living Room	Main	15`1" x 13`3"	3pc Bathroom	Main	
4pc Ensuite bath	Main		Bedroom - Primary	Main	11`7" x 10`7"
Bedroom	Main	9`8" x 10`4"	Balcony	Main	10`6" x 6`8"
Laundry	Main	3`6" x 3`0"			

Legal/Tax/Financial

Condo Fee:
\$694

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0012669**

Remarks

Pub Rmks: **DON'T MISS OUT THIS GREAT OPPORTUNITY TO ENJOY RIVER AND CITY VIEWS FROM THIS NE CORNER UNIT IN A SUPER LOCATION 'AXXIS", ONLY A BLOCK FROM THE FREE LRT ZONE TO DOWNTOWN AND MINUTES TO PRINCE'S ISLAND PARK AND KENSINGTON. THIS UNIT OFFERS EXCELLENT LAYOUT OPEN CONCEPT/GRANITE KITCHEN WITH BREAKFAST BAR, S/S APPLIANCES WITH LAMINATE FLOOR , 2 LARGE BEDROOMS, 2 BATHS, CORNER FIREPLACE IN THE LIVING ROOM, BALCONY WITH GREAT VIEWS AND LOTS OF FLOOR TO CEILING WINDOWS! IN-UNIT LAUNDRY. LARGE MASTER BEDROOM WITH 2 CLOSETS AND FULL 4 PIECE EN SUITE, SLIDING DOOR TO THE BALCONY AND HUGE WINDOWS WITH NICE RIVER VIEWS. KITCHEN FEATURES A BREAKFAST BAR PLUS THERE IS A SPACIOUS DINING AREA. THIS IS A GREAT BUILDING WITH 2 ELEVATORS, GARDEN ON PARKADE ROOFTOP, EXERCISE ROOM, PARTY ROOM(\$25 TO USE), VISITOR PARKING, BIKE STORAGE AND KEY FOB SECURITY TO ACCESS YOUR FLOOR SHOW IT TODAY BEFORE IT IS GONE! paring stall:#8, storage #107**

Inclusions:
Property Listed By: **n/a**
Homecare Realty Ltd.

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







