



THE
A-TEAM

**RE/MAX
FIRST**

901 10 Avenue #2104, Calgary T2R 0B5

MLS® #: **A2143033**

Area: **Beltline**

Listing Date: **06/20/24**

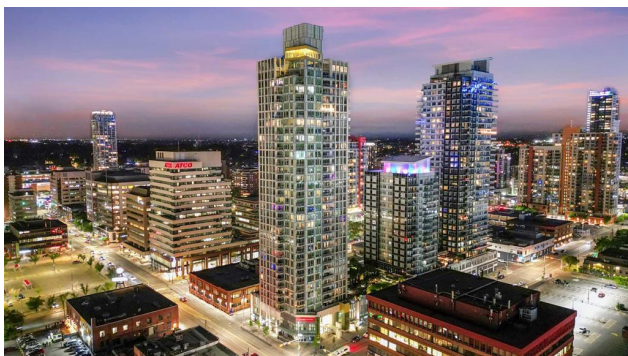
List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 01-Oct**

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: **785**
Low Sqft:
Ttl Sqft: **785**

DOM

166
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Metal Frame, Stone**
Flooring: **Ceramic Tile, Laminat**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer**
Int Feat: **High Ceilings, Open Floorplan, Quartz Counters, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17' 8" x 11' 0"	Kitchen	Main	10' 5" x 8' 5"
Bedroom - Primary	Main	9' 6" x 9' 4"	Bedroom	Main	10' 5" x 9' 6"
Foyer	Main	5' 10" x 4' 2"	Den	Main	7' 5" x 6' 2"
Laundry	Main	5' 10" x 4' 2"	3pc Ensuite bath	Main	10' 2" x 4' 10"
4pc Ensuite bath	Main	8' 3" x 4' 10"			

Legal/Tax/Financial

Condo Fee:
\$613

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-X**

Legal Desc: 1610980

Remarks

Pub Rmks: **Welcome to the MARK on 10th, a perfect investment whether your a first time buyer, or investor (previous tenants paying over \$2400 per month). This 2 bed, 2 bath + den unit presents mountain views and features bedrooms on opposite sides of the unit, located in the heart of downtown on the 21st Floor. This modern and bright kitchens features quartz counter tops with a sleek European style appliance package. The Liebherr fridge, freezer & dishwasher are concealed by matching cabinetry, along with a Stainless Steel wall oven, gas stove top and built in microwave provide an elegant combination. Off the kitchen the den/office has great mountain views and a sliding glass door for privacy. The Owner's Ensuite features ample counter space, a walk in shower, and a built in medicine cabinet behind the mirror. Travel up the elevator to the 34th Floor and indulge in the unobstructed views of the mountains while sitting in the hot tub or socializing around the fire. Enjoy some relaxation in the dry sauna or the separate steam room. For the active enthusiasts, indulge in the full gym equipped with all your cardio and weight lifting needs. Completing the amenities on the 34th Floor; indoor 2 story Penthouse style social lounge & roof top patio finish off the unmatched amenities of the building not to mention a titled parking conveniently located 2 spots over from the elevator. Mere walking distance to C Train, grocery stores, restaurants, shops, +15 walk system complete the buildings' great location.**

Inclusions: N/A
Property Listed By: The Agency Calgary

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



2104, 801 10 AVENUE SW
RMC RESIDENTIAL MEASUREMENT STANDARD (RMC) - CALGARY AB
MAIN LEVEL (AG) - 794.88 SQ. FT. / 72.88 SQ. FT.
TOTAL ABOVE GRADE (RMC) SIZE - 794.88 SQ. FT. / 72.88 SQ. FT.







