



THE
A-TEAM

**RE/MAX
FIRST**

1720 10 Street #209, Calgary T2T 3E8

MLS® #: **A2146848** Area: **Lower Mount Royal** Listing Date: **07/04/24** List Price: **\$438,900**
 Status: **Active** County: **Calgary** Change: **-\$1,000, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **790**
 Low Sqft:
 Ttl Sqft: **790**

DOM

74
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor,Radiant**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Elevator,High Ceilings,Kitchen Island,Quartz Counters,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`4" x 7`9"	5pc Ensuite bath	Main	7`4" x 4`11"
Bedroom	Main	9`9" x 11`8"	Dining Room	Main	11`7" x 5`11"
Kitchen	Main	13`8" x 12`5"	Living Room	Main	11`7" x 11`6"
Bedroom - Primary	Main	9`8" x 15`1"			

Legal/Tax/Financial

Condo Fee: **\$590** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1513268**

Remarks

Pub Rmks: **CORNER UNIT | STEPS AWAY 17th AVE SW | Welcome to your dream apartment at TEN Mount Royal! This stunning 2 bed, 2 bath corner suite in Lower Mount Royal offers 790 sqft of modern, open-concept living space designed to impress. The expansive kitchen boasts a huge island, built-in pantry, and luxurious granite countertops, complemented by stainless steel Samsung appliances, including a convenient wine fridge. The stackable washer-dryer combo is thoughtfully tucked away off the main bath for easy access. Throughout the condo, you'll find 9 ft. ceilings and radiant in-floor heating, creating a warm and inviting atmosphere. Enjoy effortless summer grilling with the BBQ gas line on the deck. Your titled underground parking space and storage locker are easily accessible from the staircase just outside your door. Nestled just steps from the vibrant 17th Ave, this condo offers the best of urban living in one of Calgary's most coveted neighborhoods. Browse the photos and book your private tour today. Make this exquisite condo your next home!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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