



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**683 10 Street #1403, Calgary T2P 5G3**

MLS® #: **A2147559**      Area: **Downtown West End**      Listing Date: **07/07/24**      List Price: **\$359,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 12-Aug**      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: **Parkade**

Finished Floor Area  
 Abv Sqft: **758**  
 Low Sqft:  
 Ttl Sqft: **758**

DOM

**71**  
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: **Composite Siding,Concrete**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 12`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 10`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 8`3"</b>	<b>Balcony</b>	<b>Main</b>	<b>14`1" x 5`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 10`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 10`2"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$570

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc: **0111661**

Remarks

Pub Rmks: **Experience the epitome of urban living in this exquisite 2-bedroom condo, centrally located in downtown. This unit offers a spacious master bedroom complete with a walk-thru closet and a luxurious 3-piece ensuite bathroom. There's also a generously-sized second bedroom and an additional bathroom for added convenience. The kitchen is a chef's delight with its bright and open layout, boasting plenty of cabinet space. You'll appreciate the in-suite laundry and the comfort of air conditioning throughout. The living and dining areas are seamlessly integrated, providing a perfect space for entertaining guests. Step outside onto the large covered balcony to enjoy panoramic views of the city skyline. The building's amenities are equally impressive, featuring a welcoming front lobby with a soothing waterfall feature, a fully equipped fitness center, and a social room ideal for gatherings. Guests will find ample parking available, and you can unwind in the sauna/steam room after a workout or a busy day. Conveniently located in West Downtown, you'll have easy access to the C-train right outside your door, placing the city's vibrant attractions within easy reach. Discover nearby coffee shops, restaurants, and the serenity of Prince's Island Park and the Bow River pathway system. This condo offers a rare opportunity to embrace upscale urban living with all the modern comforts and conveniences. Don't miss out—schedule your viewing today and make this exceptional residence your new home!**

Inclusions: **None**

Property Listed By: **RE/MAX Real Estate (Central)**

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