



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #1601, Calgary T2R 1S6

MLS® #: **A2147953**

Area: **Beltline**

Listing Date: **07/09/24**

List Price: **\$324,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 18-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **637**

Low Sqft:

Ttl Sqft: **637**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled, Underground

DOM

69

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Hot Water, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick, Concrete, Stucco

Flooring:

Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Int Feat:

High Ceilings

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`2" x 7`10"
Dining Room	Main	7`9" x 12`2"
Living Room	Main	17`2" x 8`5"

Room	Level	Dimensions
Bedroom	Main	8`5" x 10`0"
Kitchen	Main	8`5" x 7`11"
Bedroom - Primary	Main	13`10" x 9`6"

Legal/Tax/Financial

Condo Fee:

\$536

Title:

Fee Simple

Fee Freq:

Zoning:

DC (pre 1P2007)

Monthly

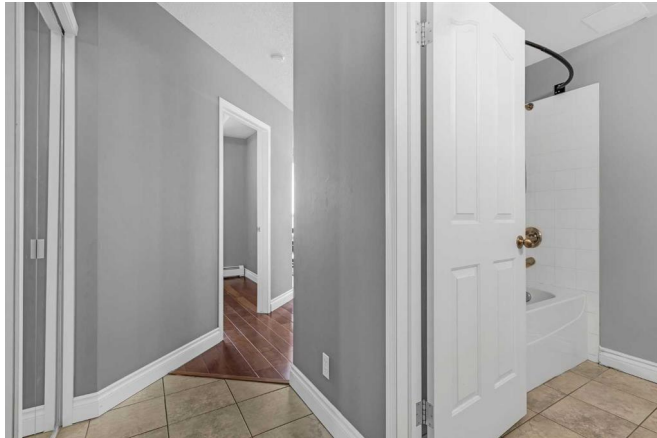
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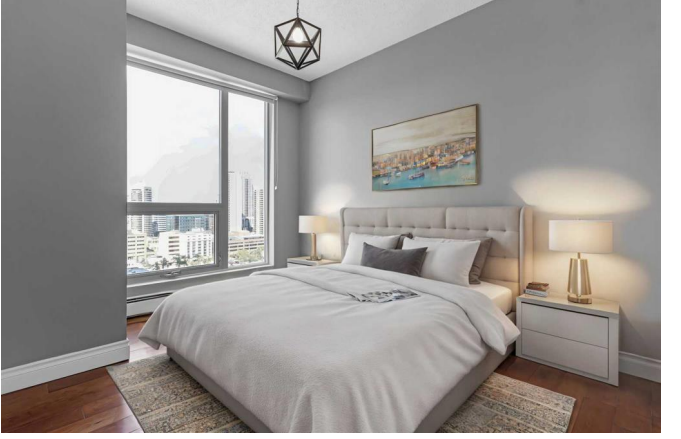
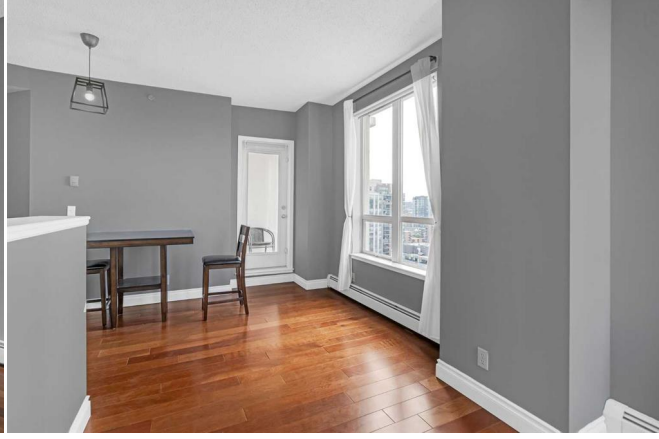
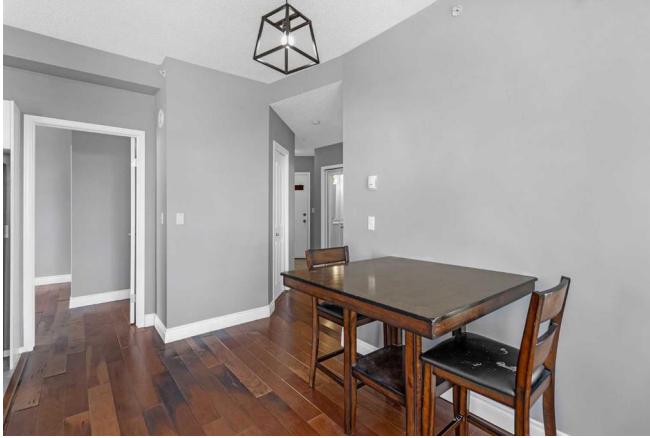
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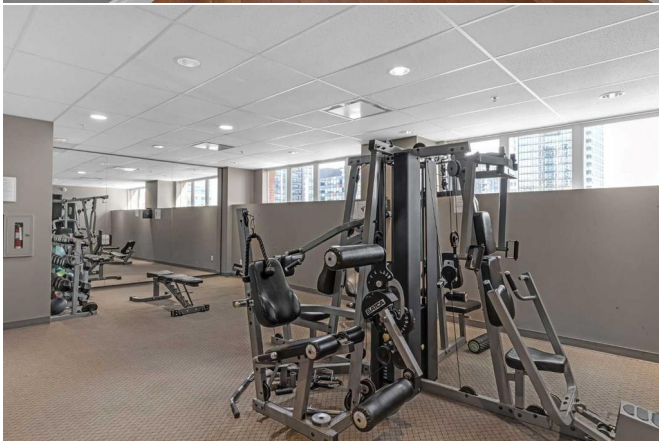
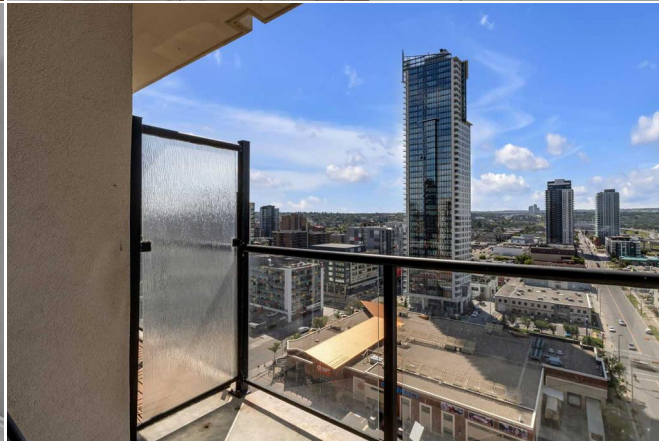
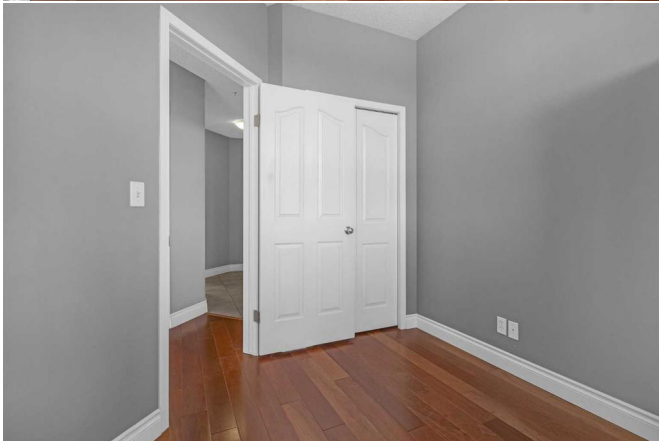
Pub Rmks: **Welcome to beltline living at its finest in this lovely, open concept two bedroom condo in Vantage Pointe. Enjoy the breath taking views of the River, Mountains and Downtown from your private west facing balcony. The open concept kitchen and living room are perfectly situated for entertaining. 9ft ceilings, stainless steel appliances including a double oven, maple cupboards, hardwood floors and in suite laundry are just some of the great features. The low Condo fees include ALL UTILITIES, heated underground parking, fitness room, bike storage and part time security. Walk to work, the LRT and the great bars and restaurants on trendy 17th Ave. Don't forget the convenience of Midtown Market right on site.**

Inclusions: **Table and 2 chairs**
Property Listed By: **Sotheby's International Realty Canada**

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







1601-1053 10 Ave SW, Calgary, AB

Main Floor Interior Area 637.22 sq ft



0 2 4 ft

PREPARED: 2024/07/08



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.