

683 10 Street #406, Calgary T2P 5G3

MLS® #: **A2150409** Area: **Downtown West End** Listing Date: **09/09/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 12-Nov** 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:

Underground

Finished Floor Area

Abv Sqft: **964**
 Low Sqft:
 Ttl Sqft: **964**

DOM

73
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Heat Pump**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`0" x 11`4"	Dining Room	Main	12`6" x 10`2"
Living Room	Main	12`0" x 12`0"	Foyer	Main	10`0" x 4`11"
Laundry	Main	3`0" x 3`0"	Furnace/Utility Room	Main	4`10" x 4`4"
Bedroom - Primary	Main	14`6" x 11`2"	Bedroom	Main	10`0" x 9`6"
3pc Ensuite bath	Main	7`6" x 5`0"	4pc Bathroom	Main	7`6" x 5`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$778

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0111661

Remarks

Pub Rmks: **Welcome to the heart of downtown living, where convenience and vitality collide. Prepare to be amazed by this fully renovated corner unit condo, offering a modern and thoughtfully designed space that exudes perfection in every detail. Step inside and be greeted by a stunning kitchen adorned with a captivating blue hex backsplash imported all the way from New York. The brand-new quartz counters and island, along with the sleek new hardware, add an extra touch of elegance. Every inch of this space shines with a flawless 10/10 rating, thanks to all the amazing upgrades. The open plan in the main living area creates a welcoming atmosphere, while the strategically positioned bedrooms on opposite ends offer privacy and flexibility for guests or roommates. The primary bedroom is a true retreat, featuring a convenient walkthrough closet that leads to a renovated ensuite boasting luxurious marble tile floors, a new vanity, and lighting. The second bedroom is equally spacious and enjoys easy access to the tastefully renovated bathroom just outside its door. Imagine soaking up the warm summer nights on your very own patio, while enjoying the breathtaking views of the downtown skyline. Additional highlights of this exceptional home include new motorized blinds in the living area, in-suite storage room and a convenient laundry space. Location-wise, this home couldn't be more ideal. Situated right beside the LRT station within the free fare zone, your daily commute will be a breeze. The picturesque Bow River pathway awaits just a short walk away, providing endless opportunities for outdoor adventures. With amenities right at your doorstep, you'll have everything you need within reach. Immerse yourself in the countless summer festivities and concerts that take place just steps away. Don't miss out on the chance to make this beautiful home your own.**

Inclusions: N/A

Property Listed By: Century 21 Bamber Realty LTD.

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







