



THE
A-TEAM

**RE/MAX
FIRST**

1720 10 Street #110, Calgary T2T 3E8

MLS® #: **A2150596** Area: **Lower Mount Royal** Listing Date: **07/19/24** List Price: **\$295,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Alley Access, Parkade, Secured, Titled, Underground

Finished Floor Area

Abv Sqft: **529**
 Low Sqft:
 Ttl Sqft: **529**

DOM

59
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Metal**
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Private Entrance**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`2" x 8`9"	Dining Room	Main	10`2" x 6`6"
Living Room	Main	12`0" x 10`2"	Foyer	Main	5`5" x 3`9"
Bedroom - Primary	Main	11`2" x 9`8"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$392** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1513268**

Remarks

Pub Rmks: **Welcome to the highly sought after TEN Building! This well-maintained pet friendly complex built in 2015 is situated in the heart of Lower Mount Royal. Steps from the vibrancy that 17 Avenue offers with restaurants and bars and one of the best coffee shops Deville outside your front door! This conveniently located ground floor unit provides a dedicated private entrance making it ideal for empty nesters and/or dog owners! The open-concept unit features large east-facing windows providing loads of natural light throughout. Offering low maintenance laminate flooring, 9-foot ceilings and a well-appointed kitchen with upgraded stainless steel appliances, white kitchen cabinets and quartz countertops throughout. A dedicated dining space and kitchen island provides the space you need to host family and friends. The private patio provides a natural gas hookup for convenience. The primary retreat is spacious with double closets leading to the ensuite bathroom. Equipped with a full size washer and dryer and plenty of storage throughout the unit. Heated underground parking plus a dedicated assigned storage locker and separate communal bike storage make this unit perfect for first time homebuyers and investors alike. A well managed complex with a healthy reserve and lower condo fees steps from the river, the Mission district and so much more! Perfect for a cash flowing, hands-off investment that are hard to find in the market today. With soaring rents and lower rates, secure this unit now before you miss your opportunity!**

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