



THE
A-TEAM

**RE/MAX
FIRST**

1723 10 Street #1, Calgary T2T 3E9

MLS® #: **A2156592** Area: **Lower Mount Royal** Listing Date: **08/08/24** List Price: **\$1,019,900**
 Status: **Active** County: **Calgary** Change: **-\$55k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**

Finished Floor Area
 Abv Sqft: **2,390**
 Low Sqft:
 Ttl Sqft: **2,390**

DOM

41
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Other**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**

Int Feat: **Chandelier,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	12`7" x 13`1"	Living Room	Main	14`5" x 12`11"
Dining Room	Main	10`3" x 14`6"	Bedroom - Primary	Third	19`8" x 13`0"
Bedroom	Second	15`3" x 11`0"	Bedroom	Second	14`9" x 13`1"
Laundry	Second	8`10" x 5`10"	Game Room	Basement	15`2" x 10`4"

Bedroom
2pc Bathroom
4pc Bathroom

Basement
Main
Basement

11`9" x 10`1"

5pc Ensuite bath
4pc Bathroom

Third
Second

Legal/Tax/Financial

Condo Fee:
\$639

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1412951**

Remarks

Pub Rmks: **Price Adjustment! Unique and luxurious, You won't find another like Quatro. This architecturally stunning 4 bedroom/3.5 bath home offers 5 levels including your own private rooftop patio, finished basement and double attached garage with a prestigious Lower Mount Royal location right off of the energy of 17th Ave. You will love the soaring entry while noting that the living and dining rooms are overcome with natural light. The gorgeous kitchen is a chefs dream and comes with everything you'd expect like quartz counters, premium appliances, large and bright spaces and more. The expansive primary bedroom leads to your personal retreat, a spa-like ensuite that is magazine worthy. Discover a double vanity, relaxing deep soaker tub, large dual shower, heated tile floors and a expansive walk-in closet. Delight in entertaining your guests while enjoying the night lights from the beautiful downtown view. 10 foot ceilings on the main and 9 foot ceilings above contribute to the feeling of spaciousness. So much more to say but you simply need to experience this home for yourself. Calgary is considered by many to be the best place to live in North America, you need to be here. You need to experience this home.**

Inclusions:
Property Listed By: **NA**
Royal LePage Benchmark

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









