



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #2502, Calgary T2R 1S6

MLS® #: **A2158627** Area: **Beltline** Listing Date: **08/26/24** List Price: **\$412,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **840**
 Low Sqft:
 Ttl Sqft: **840**

Parkade,Stall,Titled,Underground

DOM

23

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete**
 Flooring: **Laminate,Marble**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Disposal,Electric Oven,Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`4" x 8`10"	Foyer	Main	12`5" x 10`9"
Bedroom - Primary	Main	13`2" x 11`4"	Dining Room	Main	11`2" x 18`1"
Living Room	Main	10`3" x 17`4"	Kitchen	Main	12`4" x 10`3"

Legal/Tax/Financial

Condo Fee: **\$599** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0712898**

Remarks

Pub Rmks: **Spectacular and breathtaking views from top floor corner unit. This "must see" bright, sunny corner unit is unique in design, well maintained and shows pride of ownership. The redesigned floor plan provides open concept living with floor to ceiling windows, high ceilings with room to entertain friends and family on one level. The new layout was opened up by the builder, pushing the kitchen into the area previously used as the 2nd bedroom. As a result the kitchen is huge with loads of cupboard space. Marble tile in the foyer, kitchen and bath area. Upgrades include granite countertops, under counter lighting, breakfast bar, dining area, walk in closet w/in suite laundry and 4 pc bath with upgraded stone tile surround and granite countertop. Amazing daytime and evening city views from the 25th floor and spacious balcony complete w/gas outlet for the barbecue. In-floor electric outlets throughout the main living area are an added bonus.. ALL UTILITES INCLUDED WITH CONDO FEES: HEAT, WATER & ELECTRICITY!The underground heated parking stall ensures you won't be scraping the snow off your car this winter. For your guests there is ample visitor parking available. Throw away your gym membership as this building has a fully equipped gym for your unlimited use. Don't worry about security in the inner-city? The Vantage Pointe has 24/7 security! Now Let's Talk About The Location... In The Heart of the Beltline. Walking distance to retail shopping on 17th Ave, Co-op Grocery Store, and amenities the Community has to offer. Schools, medical offices, parks, playgrounds and access to transit. Minutes from the downtown core. This Condo corporation is well managed. Don't miss seeing this one.**

Inclusions: **Window coverings, 2 breakfast bar stools, 2 chairs on the deck**

Property Listed By: **CIR Realty**

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