



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1053 10 Street #2502, Calgary T2R 1S6**

MLS®#: **A2158627**      Area: **Beltline**      Listing **08/26/24**      List Price: **\$390,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$17k, 26-Dec**      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: **Parkade,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **840**  
 Low Sqft:  
 Ttl Sqft: **840**

DOM

**159**  
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
<b>4pc Bathroom</b>	<b>Main</b>	<b>20`9" x 29`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>40`9" x 35`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>43`3" x 37`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>36`8" x 59`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>33`8" x 56`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>40`5" x 33`8"</b>

Legal/Tax/Financial

Condo Fee: **\$690**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **0712898**

Remarks

Pub Rmks: **Amazing daytime and evening city views from the 25th floor! Whether you are a couple searching for a unique living space or single who enjoys entertaining. This 840 sq ft living space on one level is a "must see" . It is a bright and sunny corner unit, is well maintained and managed, has 24 hour security, comes with a parking stall and underground secure parking space for your quests. Condo fee \$599.00 / mth. ALL UTILITES INCLUDED : HEAT, WATER & ELECTRICITY! Open concept living with high ceilings & floor to ceiling windows. If you enjoy cooking & entertaining, this is the place for you. The kitchen has granite countertops, under counter lighting and a breakfast bar. Access to a spacious balcony w/gas outlet for the barbecue. The kitchen has loads of cupboard space/ storage, undercounted lighting and stainless steel appliances. Added features include marble tile in the foyer, kitchen and bath area, dining area. Primary bedroom has a walk in closet w/in suite laundry and 4 pc bath with upgraded stone tile surround.. In-floor electric outlets throughout the main living area are an added bonus. The underground heated parking stall ensures you won't be scraping the snow off your car this winter. Parking for your guests? No problem, there is ample visitor underground, secure 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.**

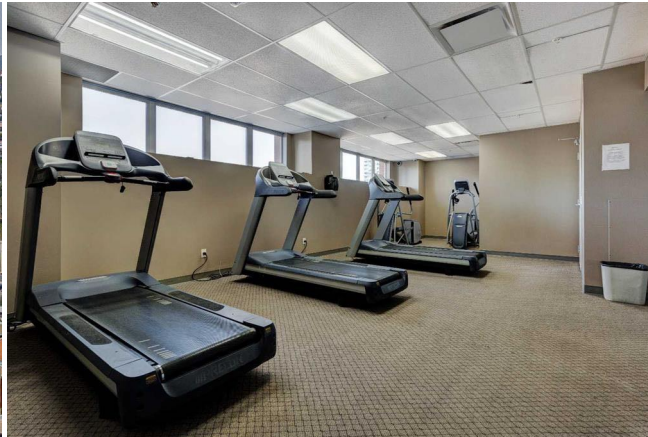
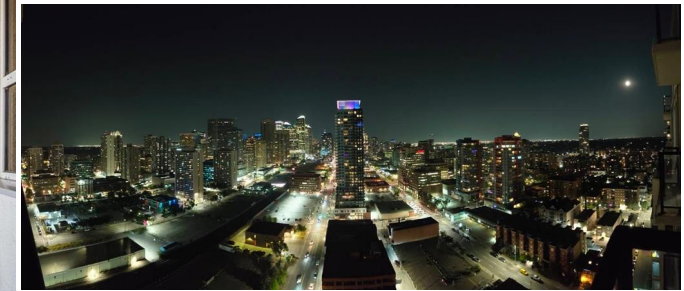
Inclusions: **Window coverings, 2 breakfast bar stools, 2 chairs on the deck**

Property Listed By: **CIR Realty**

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









**2052-1053 10 St SW, Calgary, AB**

Main Floor Exterior Area 950.76 sq ft  
Interior Area 840.44 sq ft

