

1053 10 Street #514, Calgary T2R 1S6

MLS®#: **A2159360** Area: **Beltline** Listing Date: **08/21/24** List Price: **\$264,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

28
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Finished Floor Area
 Abv Sqft: **460**
 Low Sqft:
 Ttl Sqft: **460**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Metal Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Laminate Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Bedroom	Main	10`9" x 10`8"
Kitchen	Main	9`2" x 12`3"	Living Room	Main	11`10" x 11`9"

Legal/Tax/Financial

Condo Fee: **\$546** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq:

Monthly

Legal Desc: 0712898

Remarks

Pub Rmks: **Welcome to this charming 1-bedroom condo, ideally located in the heart of Calgary's vibrant Beltline community. Situated on the fifth floor, the East-facing unit offers a beautiful sunrise. Upon entering, you'll immediately notice the open-concept living space, bathed in natural light. The spacious living room is perfect for relaxing after a long day, with large windows showcasing lovely views. The kitchen, the heart of this condo, features sleek countertops that provide ample space for meal preparation and entertaining. white appliances and brand-new luxury vinyl plank flooring add a touch of contemporary elegance. The bedroom is a cozy retreat, offering a quiet space for rest and relaxation. It features a generous closet for storage and a large window that fills the room with natural light. The well-appointed bathroom includes contemporary fixtures and a bathtub/shower combination. This condo comes with one titled underground parking spot, ensuring your vehicle is protected year-round. The building also offers secure access for residents' peace of mind. One of the highlights of this condo is its prime downtown location in the Beltline community. The Bow River is just a short walk away, perfect for leisurely strolls along the riverbanks, cycling, or picnicking in nearby parks. With its proximity to downtown Calgary, you'll have access to a wide range of restaurants, shops, and entertainment options. With modern amenities and a convenient location, it's an excellent choice for those looking to embrace downtown living while enjoying the beauty of the Bow River. Don't miss the opportunity to make this condo your new home!.**

Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Central)

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









