



THE
A-TEAM

**RE/MAX
FIRST**

901 10 Avenue #2504, Calgary T2R0B5

MLS® #: **A2159685**

Area: **Beltline**

Listing Date: **08/21/24**

List Price: **\$494,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **763**

Low Sqft:

Ttl Sqft: **763**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Stall,Underground

DOM

28

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**

Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Ceramic Tile,Laminate**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave**
Int Feat: **Open Floorplan,See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`5" x 9`4"
Living Room	Main	11`4" x 11`2"
3pc Bathroom	Main	4`11" x 10`2"
Bedroom	Main	9`5" x 10`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`4" x 10`7"
4pc Bathroom	Main	8`1" x 4`10"
Dining Room	Main	8`9" x 20`1"

Legal/Tax/Financial

Condo Fee:
\$655

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **1610980**

Remarks

Pub Rmks: **Looking for a bright, modern corner unit on the 25th floor with stunning mountain, river, and city views? This 2 Bed + Den, 2 Bath condo at Mark on 10th features a large floor plan wrapped in glass for exceptional brightness. The den offers a perfect office or reading space overlooking the Beltline. Mark on 10th is renowned for its top-tier amenities and prime location. Enjoy a spacious kitchen, or explore 17th Ave's dining and nightlife within a 10-minute walk. The building boasts a bike room, guest suite, and a large outdoor terrace. The top floor includes a steam and infrared sauna, gym, two-level owner's lounge, outdoor BBQ, tanning area, and a gas fire pit. Safety features include cameras, concierge, security, separate resident parking, bike storage, and anti-pry doors for storage lockers. With three elevators, your comfort is ensured. Experience the ultimate inner-city lifestyle at Mark on 10th!**

Inclusions:
Property Listed By: **Furniture negotiable
Real Broker**

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