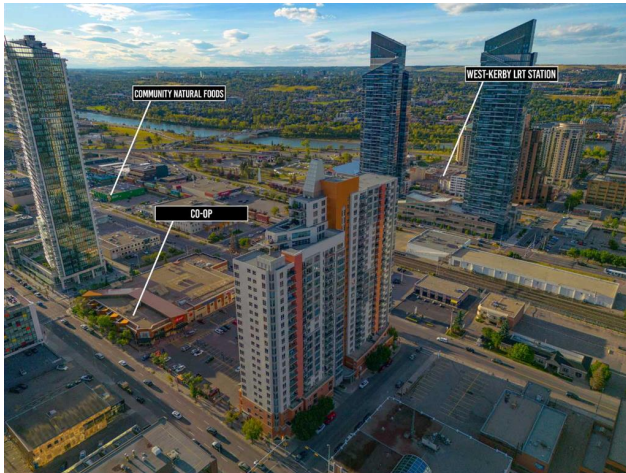


1053 10 Street #1415, Calgary T2R 1S6

MLS® #: **A2160869** Area: **Beltline** Listing Date: **08/28/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **-\$35k, 10-Sep** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **783**
 Low Sqft:
 Ttl Sqft: **783**

DOM

21
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat:

Views

Heated Garage, Parkade, Titled, Underground

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings**
 Int Feat: **High Ceilings, Open Floorplan, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`11" x 8`11"	Living Room	Main	14`6" x 13`6"
Dining Room	Main	9`11" x 5`11"	Balcony	Main	12`0" x 8`0"
Foyer	Main	7`0" x 7`0"	Laundry	Main	2`11" x 2`11"
Bedroom - Primary	Main	11`5" x 10`8"	Bedroom	Main	10`4" x 9`10"

3pc Ensuite bath

Main

4pc Bathroom
Legal/Tax/Financial

Main

Condo Fee:
\$655

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0712898**

Remarks

Pub Rmks: **Stunning south and west views from this beautiful corner unit! This condo was just freshly painted, also brand new S/S dishwasher, stove, microwave OTR & refrigerator. as well as Luxury Vinyl Plank Flooring . A convenient maintenance-free urban lifestyle awaits in the amenity-rich Vantage Pointe building with a 24 hour concierge, a well equipped fitness room and heated underground parking. Located in the midst of Calgary's premier entertainment district directly across the street from co-op and just steps away from vibrant 17th Ave, with nightlife, dining, pubs, diverse shops and much more. Then come home to a peaceful sanctuary. This 2 bedroom, 2 bathroom condo with 9' ceilings is perfectly centred around the expansive corner windows framing showstopping views. The open floor plan encourages unobstructed conversations with family and guests. Show off your culinary prowess in the bright kitchen with stainless steel appliances, rich cabinets and a peninsula island overlooking the dining room. The living room is great for relaxation and entertaining alike while corner windows ensure endless views and natural light. Host summer barbeques or evening drinks on the glass-railed balcony with the big city lights as the stunning backdrop. Retreat at the end of the day to the master oasis complete with its own private ensuite, no more sharing! The second bedroom is handily located near the main 4-piece bathroom. In-suite laundry and titled parking add to your comfort and convenience. Condo fees even include electricity, heat, water and sewer!! Move-in ready and an incredible location with a perfect walk score, this home has it all!**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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



