



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**650 10 Street #404, Calgary T2P 5G4**

MLS® #: **A2162646**      Area: **Downtown West End**      Listing Date: **09/05/24**      List Price: **\$284,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2000**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **774**  
 Low Sqft:  
 Ttl Sqft: **774**

**Underground**

DOM

**13**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Concrete**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`1" x 11`7"	Kitchen	Main	10`1" x 11`9"
Bedroom	Main	17`3" x 10`3"	4pc Bathroom	Main	8`0" x 4`11"
Sunroom/Solarium	Main	9`8" x 7`9"	Laundry	Main	3`2" x 3`1"

Legal/Tax/Financial

Condo Fee: **\$588**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**  
 Fee Freq:

**Monthly**

Legal Desc: **0012669**

Remarks

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Pub Rmks: **Experience downtown Calgary living at its finest in this beautifully updated 1-bedroom executive suite located in the prestigious Axxis building in the West End. This concrete high-rise offers a blend of luxury and convenience, with newly painted walls and ceilings, hardwood floors, and granite countertops. The master bedroom and foyer feature custom California closets for added storage and organization. The spacious living room, complete with a cozy gas fireplace, is perfect for both relaxation and entertaining. Adjacent to the living area is a bright sunroom that offers partial views of the Bow River and the city skyline. Additional highlights include in-suite laundry, a titled underground heated parking spot (#87), and a secure storage locker (#72) in the parkade. Residents of the Axxis building enjoy access to premium amenities, including visitor parking, an updated fitness center, a party room, and a tranquil private garden. The location is unbeatable, with easy access to the Bow River pathways, Kensington, and Eau Claire. Plus, the LRT station is just steps away, offering free rides into the downtown core, or take a short stroll to the nearby restaurants and shops.**

Inclusions: **N/A**  
Property Listed By: **Stonemere Real Estate Solutions**

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