



THE
A-TEAM

**RE/MAX
FIRST**

1111 10 Street #2008, Calgary T2R 1E3

MLS® #: **A2162693** Area: **Beltline** Listing Date: **09/04/24** List Price: **\$464,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **867**
 Low Sqft:
 Ttl Sqft: **867**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Courtyard, Lighting**

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`1" x 4`8"	3pc Bathroom	Main	8`1" x 4`5"
Laundry	Main	7`5" x 4`4"	Kitchen With Eating Area	Main	15`7" x 9`0"
Living Room	Main	14`4" x 15`7"	Bedroom	Main	11`3" x 8`3"
Bedroom - Primary	Main	11`9" x 11`0"	Walk-In Closet	Main	7`11" x 3`10"
4pc Ensuite bath	Main	7`5" x 7`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$554

Fee Simple

CC-X

Fee Freq:

Monthly

Legal Desc: 1211695

Remarks

Pub Rmks: **Discover urban living at its finest in this sophisticated 20th-floor corner unit, nestled in the vibrant Beltline district. This executive condo boasts 2 spacious bedrooms and 2 modern bathrooms, offering an unparalleled blend of comfort and style. Step inside to be greeted by an abundance of natural light flowing through large, bright windows that frame breathtaking city views. The open-concept living area seamlessly integrates with the cityscape, creating a perfect backdrop for both relaxation and entertainment. The contemporary kitchen is a chef's dream, featuring sleek stainless steel appliances, a generous center island, and a convenient breakfast bar for casual dining. The design maximizes functionality and elegance, ideal for both everyday living and hosting guests. Both bedrooms are thoughtfully designed, with the primary suite offering a luxurious retreat complete with a walk-in closet. The second bedroom is also generously sized, ensuring ample space for your needs. Step outside onto the expansive SW-facing balcony, where you can enjoy panoramic views of the cityscape and soak up the sun. This unit also includes the convenience of in-suite laundry, a titled parking space, and a storage locker. Residents can take advantage of exceptional building amenities, including a rooftop courtyard, a well-equipped gym, steam room, guest suite and a vibrant games room. Located just steps from the trendy 17th Avenue, you'll have immediate access to an array of dining options, shopping destinations, and lively entertainment. Don't miss this opportunity and call for your viewing today!**

Inclusions: N/A

Property Listed By: 2% Realty

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