



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**901 10 Avenue #2707, Calgary T2R 0B5**

MLS® #: **A2162800**

Area: **Beltline**

Listing Date: **09/06/24**

List Price: **\$388,800**

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: **537**  
Low Sqft:  
Ttl Sqft: **537**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**12**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **City Lot**  
Park Feat: **Underground**

Utilities and Features

Roof: **Membrane,Rubber**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Fire Pit,Garden,Outdoor Kitchen**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 7`8"	Kitchen	Main	14`1" x 10`9"
Bedroom - Primary	Main	9`6" x 8`10"	Foyer	Main	5`6" x 3`9"
Den	Main	8`7" x 4`7"	Laundry	Main	2`10" x 2`9"
4pc Bathroom	Main	9`0" x 5`4"	Balcony	Main	8`1" x 6`9"

Legal/Tax/Financial

Condo Fee:  
**\$437**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **CC-X**

Legal Desc: **1610980**

Remarks

Pub Rmks: **Enjoy urban sophistication in this sleek, Air Conditioned 27th-floor condo at MARK on 10th. Enjoy breathtaking, unobstructed city views and natural light that floods the modern living space. Featuring an open floor plan, with a stylish kitchen, a cozy living room, a versatile den, and a spacious bedroom, this unit blends all the elements of comfort and functionality. Stepping into your modern condo, you'll find a sleek European inspired kitchen, with upscale Nobilia cabinetry, quartz countertops, and premium appliances, including a gas cooktop, built in oven and microwave, fridge, dishwasher. The generous living room space offers natural light with stunning downtown views, especially in the evening. The large bedroom also opens to a glass-walled den, overlooking your private balcony, adding a naturally lit work space or quiet refuge. This very well appointed unit also includes a titled underground parking stall and assigned 2nd floor storage space for convenience and security. MARK on 10th offers exceptional penthouse level amenities: unwind in the rooftop hot tub or sauna; enjoy rooftop BBQ's with an open air outdoor kitchen; stay active with the fitness centre and yoga studio, or relax in the 2 level owner's lounge with a game room and top level media centre, which offers 360 degree city views for your second home office or work space. On the bulding's 3rd floor, you'll also find the guest suite and patio garden. Full time lobby concierge service adds the final touch of class to this urban lifestyle experience, ensuring convenience and immediate support. Walking distance to shops, restaurants, and the C-Train, this condo property offers the perfect balance of urban convenience and modern luxury. Ideal for professionals, first time buyers, or investors, this unit is move-in ready and waiting to elevate your lifestyle. Don't miss the chance to own in this sought-after downtown building!**

Inclusions: **None**  
Property Listed By: **Greater Property Group**

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