



THE
A-TEAM

**RE/MAX
FIRST**

683 10 Street #2102, Calgary T2P 5G3

MLS® #: **A2163175** Area: **Downtown West End** Listing Date: **09/06/24** List Price: **\$1,199,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**

Finished Floor Area
 Abv Sqft: **2,656**
 Low Sqft:
 Ttl Sqft: **2,656**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`10" x 4`10"	5pc Ensuite bath	Main	15`8" x 14`0"
Bedroom	Main	12`1" x 20`0"	Bedroom	Main	15`3" x 13`11"
Dining Room	Main	10`1" x 16`5"	Balcony	Main	20`9" x 18`10"
Family Room	Main	16`0" x 14`5"	Kitchen	Main	32`3" x 10`1"
Living Room	Main	24`6" x 25`2"	Office	Main	10`9" x 10`4"
Bedroom - Primary	Main	26`5" x 16`2"	Furnace/Utility Room	Main	11`4" x 7`5"
Balcony	Main	19`10" x 18`4"			

Legal/Tax/Financial

Condo Fee:
\$1,964

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0111661**

Remarks

Pub Rmks: **Experience the pinnacle of urban living in this completely renovated luxury penthouse condo, boasting unobstructed southwest and northeast views from two expansive wrap-around balconies. This exquisite residence includes two titled underground parking stalls, central air conditioning that ensures year-round comfort and offers a plethora of high-end finishes and customizations. This unit features three generously-sized bedrooms and a fully enclosed den with elegant 10-millimeter glass walls. The wide hallways enhance the open and inviting atmosphere, perfect for entertaining. The dining area is adorned with bespoke cabinetry and built-in wine storage, ideal for intimate dinners and gatherings. Culinary enthusiasts will appreciate the state-of-the-art kitchen, equipped with Miele and Thermador appliances, an induction cooktop, dual Faber hood fans, and a massive island with quartz countertops. The kitchen also features a clear glass backsplash and under-cabinet lighting for a sleek, modern look. Custom built-ins and a uniquely covered pillar create a focal point in the living area, complemented by an integrated sound system and remote-controlled blinds. Thousands of dollars have been invested in extensive millwork throughout the condo, including commercial-grade engineered Mirage hardwood flooring. The primary bathroom is a sanctuary with a glass tile shower, rain shower head, water closet, heated floors, and a gas fireplace for added comfort and luxury. Two additional well-sized bedrooms share a stylish 4-piece bathroom. This penthouse condo is a testament to refined taste and sophisticated living, offering unparalleled comfort, style, and functionality. It is truly a one-of-a-kind residence that promises an extraordinary lifestyle.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Realty Professionals**

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