



THE A-TEAM

RE/MAX FIRST

1053 10 Street #312, Calgary T2R 1S6

MLS® #: A2165154 Area: Beltline Listing: 09/11/24 List Price: \$280,000
Status: Active County: Calgary Change: -\$15k, 13-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2007
Finished Floor Area: 793
Abv Sqft: 793
Low Sqft: 793
Ttl Sqft: 793

DOM

72
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: High-Rise (5+)

Access:
Lot Feat:
Park Feat: Secured, Titled, Underground

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Flat
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Balcony
Construction: Brick, Concrete, Stucco
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Int Feat: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, 5pc Bathroom, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$653 Title: Fee Simple Fee Freq:
Zoning: DC (pre 1P2007)

Monthly

Legal Desc: 0712898

Remarks

Pub Rmks: **Very spacious 1 bedroom plus 1 den apartment condo in the beautiful Vantage Pointe building. Tastefully renovated, elegant vinyl flooring, granite countertops with under-mount sink and stainless steel appliances. Cozy in-floor heating in the 5-piece bathroom, a spacious bedroom with walk-in closet, in-suite laundry and a HUGE den that can be used as a second bedroom (no window)/ office, relaxation area or media room . 9 foot ceilings & plenty of light from the many windows. There's also a sunny covered East facing balcony with a gas hookup for your barbecue. One titled, heated, underground parking & secured visitors parking. Amenities include a gym & steam room on the second floor plus bike parking. Midtown Market Co-op shopping is just outside your door along with many other stores & restaurants. Excellent access to public transportation including the West LRT line, and steps from all downtown has to offer. PET Friendly! See additional remarks! The perfect nest for the first-time buyer, people want to downsize but still have plenty of room or the savvy investor! Located in the heart of Calgary's Beltline, one block from Downtown!! Good size Bedroom plus Den!! Huge living room where you can breath ! This unit looks amazing and has breathtaking Downtown View . Walking distance to all amenities, doctor's office and dentist-just main floor of the building !Great Location close to 17th Ave with shops & restaurants !! Shows 10/10!!**

Inclusions: none
Property Listed By: RE/MAX First

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





