



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #2101, Calgary T2R1S6

MLS® #: **A2166307**

Area: **Beltline**

Listing Date: **11/12/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **651**

Low Sqft:

Ttl Sqft: **651**

DOM

9

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony, Barbecue**

Ext Feat: **Balcony, Barbecue**

Construction: **Brick, Concrete, Stucco**

Flooring: **Carpet, Cork**

Water Source: **Poured Concrete**

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**

Int Feat: **Laminate Counters, No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`11" x 9`8"
Bedroom - Primary	Main	13`11" x 9`10"
Laundry	Main	6`0" x 3`3"
Dining Room	Main	7`6" x 9`8"
Foyer	Main	5`11" x 8`6"

Room	Level	Dimensions
Hall	Main	3`1" x 8`11"
Bedroom	Main	8`6" x 9`10"
4pc Bathroom	Main	5`11" x 7`9"
Living Room	Main	17`11" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$536

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0712898**

Remarks

Pub Rmks: **Stunning 21st Floor West facing corner unit with Breathtaking Views of Downtown Calgary and the Bow River. Excited to introduce this beautiful 2-bedroom, 1-bathroom condo with 651 sq/ft of living space, this condo is a must-see! Enjoy the magnificent Bow River views from the living room, whether you're dining or enjoying a relaxing tea time. The expansive, open-concept kitchen connects seamlessly with the living area, enhancing the bright and airy atmosphere. The incredible city and river views are not just limited to the living room - the master bedroom also boasts the same stunning vista. The condo is well-appointed with ample closet space in both bedrooms and in-suite laundry with a washer and dryer. The 4-piece bathroom features a brand-new toilet and provides plenty of space for comfort and convenience. This building offers fantastic amenities, including 24-hour security and ALL-INCLUSIVE UTILITIES - HEAT, WATER, & ELECTRICITY. Additionally, you'll find a bike storage area and a fully-equipped gym. For added convenience, the building's first floor includes a walk-in clinic and dental office, making healthcare easily accessible. There's also a Co-op grocery store just a 1-minute walk away, and a car wash across the street. An organic grocery store is only a 5-minute walk away. This would make a great rental property in the hot Calgary rental market. Don't miss your chance to experience this amazing condo with unparalleled views and incredible amenities. Schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







