



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #502, Calgary T2R 1S8

MLS® #: **A2166382**

Area: **Beltline**

Listing Date: **09/19/24**

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **840**
Low Sqft:
Ttl Sqft: **840**

Parkade,Stall,Underground

DOM

63

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony,Playground,Storage**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`1" x 12`1"	Bedroom - Primary	Main	14`8" x 12`10"
Dining Room	Main	9`4" x 7`0"	Bedroom	Main	11`9" x 9`11"
Kitchen	Main	12`7" x 11`8"	3pc Ensuite bath	Main	8`5" x 6`4"
4pc Bathroom	Main	9`2" x 6`3"			

Legal/Tax/Financial

Condo Fee:
\$686

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc:

0712898

Fee Freq:
Monthly

Remarks

Pub Rmks:

This is One of the most sought after two bedroom floor plans at Vantage Pointe with EXTRA large windows around entire living room looking onto Downtown, Bow River and Rocky Mountains. The open concept and well designed kitchen features GRANITE counter tops, NEWER appliances, custom TILE FLOORING, gorgeous MAPLE CABINETS, your own PRIVATE BALCONY overlooking downtown Calgary and if this was not enough, this unit comes with one HEATED underground titled parking STALL. The building also features a fitness center, and an ideal walk score of 87. Grocery store is conveniently located across the parking lot and you are within walking distance of Bow River & its pathway system, public transit, restaurants and all downtown buildings & amenities. Condo fee include all utilities, onsite bike storage and 24hr concierge/security. Don't hesitate and CALL TODAY for your private viewing!

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

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







