



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1111 10 Street #1504, Calgary T2R 1E3**

MLS®#: **A2167205**      Area: **Beltline**      Listing Date: **10/07/24**      List Price: **\$540,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2012**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **986**  
 Low Sqft:  
 Ttl Sqft: **986**

**Underground**

DOM

**11**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fan Coil, Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete, Stone, Stucco**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Closet Organizers, Double Vanity, Elevator, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`5" x 5`7"	Laundry	Main	3`1" x 3`0"
Storage	Main	5`4" x 4`4"	3pc Bathroom	Main	8`3" x 5`3"
Bedroom	Main	10`6" x 10`1"	Living Room	Main	13`9" x 12`8"
Kitchen	Main	13`7" x 8`11"	Dining Room	Main	11`9" x 10`8"
Bedroom - Primary	Main	11`7" x 11`9"	Walk-In Closet	Main	5`3" x 7`10"
5pc Ensuite bath	Main	8`10" x 7`7"	Balcony	Main	9`11" x 6`8"

Legal/Tax/Financial

Condo Fee:  
**\$625**

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

Zoning:  
**CC-X**

Legal Desc: **1211695**

Remarks

Pub Rmks: **Nestled in the vibrant Beltline district, this stunning corner unit condo features 2 spacious bedrooms and 2 modern bathrooms, offering an exceptional blend of comfort and contemporary style. As you step inside, be greeted by an abundance of natural light pouring through large windows that frame stunning city views. The open-concept living area seamlessly merges with the skyline, creating an inviting atmosphere perfect for both relaxation and entertaining. The contemporary kitchen is a chef's dream, outfitted with sleek, top-of-the-line appliances, including a gas stove, a generous center island, and a convenient breakfast bar for casual dining. Designed for functionality and elegance, this space is ideal for everyday living and hosting guests alike. Both bedrooms are meticulously designed, with the primary suite serving as a luxurious retreat featuring a walk-in closet. The second bedroom is also generously sized, providing ample space for your lifestyle needs. Step outside to the expansive NE-facing balcony, where you can savour panoramic views of the city while soaking up the sun. Additional conveniences include in-suite laundry, a titled parking space, and a dedicated storage locker. Residents enjoy exceptional building amenities, including a rooftop courtyard, a fully equipped gym, a steam room, a guest suite, and a lively games room. Located just steps from the trendy 17th Avenue, you'll have immediate access to a vibrant array of dining, shopping, and entertainment options. Don't miss this incredible opportunity—call today to schedule your viewing!**

Inclusions: **N/A**  
Property Listed By: **Charles**

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



















