



THE
A-TEAM

**RE/MAX
FIRST**

1720 10 Street #211, Calgary T2T3E8

MLS® #: **A2169602** Area: **Lower Mount Royal** Listing Date: **10/11/24** List Price: **\$311,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage,Underground

Finished Floor Area

Abv Sqft: **524**
 Low Sqft:
 Ttl Sqft: **524**

DOM

42

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Metal**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`8" x 8`7"	Dining Room	Main	10`2" x 7`3"
Living Room	Main	11`0" x 10`2"	Laundry	Main	3`0" x 2`9"
Bedroom - Primary	Main	11`3" x 9`8"	4pc Bathroom	Main	8`1" x 4`10"
Foyer	Main	5`5" x 3`9"	Balcony	Main	9`5" x 6`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$392

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **1513268**

Remarks

Pub Rmks: **Welcome to modern city living within the impressive TEN building, located in the sought after community of Lower Mount Royal! Step inside this second floor suite with an open plan that presents a living area with access to a private patio, dining area with a feature wall and a kitchen that's tastefully finished with quartz counter tops, island/eating bar & plenty of storage. The unit includes a stainless steel appliance package and in-suite laundry. Heated underground parking plus a dedicated assigned storage locker and a separate communal bike storage make this unit perfect for first time homebuyers and investors alike. It's a perfect hands-off investment. Just steps away from the vibrant 17th Ave, this property has many urban conveniences around such as shops & restaurants, public transit, schools, walking pathways & close proximity to downtown and the Bow River. Immediate possession is available! Schedule your tour today to see this exceptionally designed, move-in ready suite in one of Calgary's most desirable neighbourhoods.**

Inclusions: **N/A**

Property Listed By: **Sotheby's International Realty Canada**

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





