



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #905, Calgary T2R 1S6

MLS® #: **A2170986**

Area: **Beltline**

Listing Date: **10/09/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$20k, 22-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **742**
Low Sqft:
Ttl Sqft: **742**

DOM

43

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete**

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Granite Counters, High Ceilings, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`6" x 10`0"
Living Room	Main	15`5" x 11`9"
Laundry	Main	3`0" x 3`0"
Bedroom - Primary	Main	17`7" x 9`3"
4pc Bathroom	Main	9`4" x 6`3"

Room	Level	Dimensions
Dining Room	Main	9`5" x 7`4"
Foyer	Main	5`8" x 4`5"
Balcony	Main	12`5" x 5`0"
Bedroom	Main	9`8" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$618

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0712898**

Remarks

Pub Rmks: **Discover the perfect blend of luxury, comfort, and convenience in this 9th-floor unit, with west facing panoramic views of Calgary's vibrant cityscape. With two spacious bedrooms and a thoughtfully designed open floor plan, this light-filled condo feels both expansive and intimate. Floor-to-ceiling windows flood the space with natural light, creating an inviting atmosphere where you'll love to unwind. Whether you're sipping your morning coffee or hosting friends, your balcony offers the perfect outdoor escape where you will enjoy the sunset every evening. The sleek, modern kitchen features granite countertops, stylish maple cabinetry and stainless steel appliances. From the upgraded flooring to the convenience of in-suite laundry, every detail in this home has been crafted to elevate your living experience. Your titled heated underground parking spot ensures security and convenience, so parking is never a hassle CONDO FEES INCLUDE HEAT, WATER AND ELECTRICITY. Vantage Pointe offers access to top-notch amenities that enhance your lifestyle. Equipped with four elevators, a fitness center, concierge services, secure bike storage and ample visitor parking. You're steps from the C-Train, Co-op Marketplace, 17th Avenue's restaurants and nightlife, trendy boutiques, and tranquil river pathways. Urban living doesn't get better than this. Schedule your private viewing today!**

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

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





