



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #1708, Calgary T2R 1S6

MLS® #: **A2172926** Area: **Beltline** Listing Date: **10/14/24** List Price: **\$295,000**
 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:

Finished Floor Area
 Abv Sqft: **664**
 Low Sqft:
 Ttl Sqft: **664**

DOM

38
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`6" x 8`8"	Bedroom	Main	10`1" x 10`7"
Den	Main	8`11" x 10`7"	Kitchen	Main	11`3" x 10`7"
Living Room	Main	19`5" x 13`1"			

Legal/Tax/Financial

Condo Fee: **\$553** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 0712898

Remarks

Pub Rmks: **Discover this beautifully maintained and spacious one-bedroom plus den condo on the 17th floor! 664 square feet of stylish living space, enjoy 9' ceilings, and brand new carpet throughout. The open concept design features a bright and inviting living room that seamlessly connects to a functional kitchen with new appliances, complete with ample counter space, cabinetry, and a convenient breakfast bar. The dining area is complemented by a large pantry, perfect for all your storage needs. Enjoy the abundance of natural light streaming through the large east-facing windows, offering stunning views of downtown—ideal for savoring those peaceful morning moments. Take advantage of the gas hook-up for your BBQ on the balcony, perfect for outdoor entertaining. This unit also features in-suite laundry for your convenience. Your home comes with heated, secure underground titled parking, ensuring peace of mind. Vantage Pointe provides an array of amenities, including a fitness gym, bike room, and ample visitor parking, along with on-site security for added safety. With condo fees covering electricity, gas, heat, and parking, everything you need is included. Situated just steps away from Midtown Market Co-op and other essential amenities, this location offers the ultimate in convenience. With quick possession available, this move-in-ready gem awaits you! Don't miss your chance to call Vantage Pointe home!**

Inclusions: N/A
Property Listed By: Real Broker

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







