



THE
A-TEAM

**RE/MAX
FIRST**

650 10 Street #902, Calgary T2P 5G4

MLS®#: **A2174078** Area: **Downtown West End** Listing Date: **10/19/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **836**
 Low Sqft:
 Ttl Sqft: **836**

DOM

94
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`1" x 4`11"	4pc Ensuite bath	Main	6`2" x 7`11"
Bedroom	Main	10`11" x 14`3"	Bedroom	Main	10`4" x 13`3"
Dining Room	Main	10`11" x 5`9"	Kitchen	Main	11`4" x 12`3"
Living Room	Main	12`7" x 13`10"			

Legal/Tax/Financial

Condo Fee: **\$609** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0012669**

Remarks

Pub Rmks: **Welcome to 902, 650 10 Street SW - A Riverfront Gem in the Heart of Calgary. Discover urban living at its finest in this stunning 2-bedroom, 2-bathroom condo, perched on the 9th floor of the renowned Axxis building, offering breathtaking views of the Bow River. Perfectly located just two blocks from the scenic Bow River pathways, one block from the C-Train station, and a 10-minute walk to grocery stores and some of Calgary's top dining spots, including Bridgette Bar, Wayne's Bagels, and Noble Pie. The Axxis is a well-managed, pet-friendly building that boasts an array of premium amenities, including a fully equipped fitness center, a spacious social room with a kitchen for entertaining, a serene outdoor courtyard, visitor parking, and secure bike storage. Step inside this bright and airy west-facing unit, where freshly painted neutral tones complement the open-concept living space. The spacious living room, complete with a cozy gas fireplace, flows seamlessly into the kitchen, featuring a large island with an eating bar—perfect for casual dining or entertaining. Luxury vinyl plank flooring and soaring 9-foot ceilings add to the home's stylish appeal, while the generous west-facing balcony invites you to enjoy sunset views. The primary bedroom offers a peaceful retreat, tucked away from the main living area, with ample closet space and a private 4-piece ensuite. The second bedroom is versatile, making it ideal for a home office or as a guest room for roommates. This unit also includes the convenience of an underground heated parking stall and additional storage, ensuring comfort and practicality in every detail.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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







