



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**650 10 Street #503, Calgary T2Y4M8**

MLS® #: **A2174315**      Area: **Downtown West End**      Listing Date: **10/25/24**      List Price: **\$384,900**  
 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: **4,897 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **942**  
 Low Sqft:  
 Ttl Sqft: **942**

DOM

**89**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Electric Gate,Enclosed,Guest,Parkade,Secured,Stall,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard,Electric**  
 Sewer:  
 Ext Feat: **Balcony,Barbecue**

Construction: **Concrete,See Remarks,Stucco**  
 Flooring: **Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Refrigerator,Washer/Dryer**  
 Int Feat: **Elevator,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Track Lighting**  
 Utilities:

Room Information

Room  
**Living Room**  
**Kitchen**  
**Bedroom**  
**3pc Bathroom**

Level  
**Main**  
**Main**  
**Main**  
**Main**

Dimensions  
**14`9" x 13`5"**  
**10`10" x 7`10"**  
**13`1" x 10`2"**

Room  
**Dining Room**  
**Bedroom - Primary**  
**4pc Ensuite bath**

Level  
**Main**  
**Main**  
**Main**

Dimensions  
**10`2" x 9`2"**  
**17`5" x 11`2"**

Legal/Tax/Financial

Condo Fee:  
**\$695**

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

Zoning:  
**DC**

Legal Desc: **0012669**

Remarks

Pub Rmks: **This gorgeous large corner unit is located steps away from the C-Train "free-zone" so its very convenient for entertainment, working, or shopping in the downtown core. The large 2 bedrooms, 2 full size baths unit comes with an assigned underground parking spot as well as a huge storage unit. Each unit in this solidly built condo is "wrapped" in 8" concrete walls and ceilings for both privacy and safety. This unit has brand new flooring as well as fresh paint so its all ready to be moved in.**

Inclusions:  
Property Listed By: **N/A**  
**First Place Realty**

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





