



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

57
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





