



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1053 10 Street #515, Calgary T2B 1S6**

MLS® #: **A2175777**      Area: **Beltline**      Listing Date: **11/01/24**      List Price: **\$369,990**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 07-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2006**

Finished Floor Area

Abv Sqft: **804**  
 Low Sqft:  
 Ttl Sqft: **804**

DOM

**82**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Street Lighting, Views**  
 Park Feat: **Parkade, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 9`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`3" x 26`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 10`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`7" x 6`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 13`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`3" x 8`10"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`7" x 7`10"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>3`10" x 6`3"</b>	<b>Balcony</b>	<b>Main</b>	<b>11`6" x 7`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$669**

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

Zoning:  
**DC**

Legal Desc: **0712898**

Remarks

Pub Rmks: **VANTAGE POINTE - The most popular SW facing corner view unit with large windows and plenty of natural light. 2 bedroom, 2 full bathroom Insuite laundry with stackable washer and dryer. Ensuite bath with a good size master bedroom. Exercise and party room located within the building. Underground secured heated parking. Conveniently located in the heart of the beltline, close to work downtown and shopping and nightlife on 17th Ave. bike paths and Co-op Supermarket across the street. Parking stall is 55/P3 and the building has loads of indoor visitor parking. Call today for a private viewing.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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







