



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #515, Calgary T2B 1S6

MLS® #: **A2175777**

Area: **Beltline**

Listing Date: **11/01/24**

List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **None**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

32
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Access:

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

Parking

Ttl Park: **1**
Garage Sz:

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
Bedroom	Main	10`4" x 9`8"
Kitchen	Main	8`11" x 10`6"
Living Room	Main	14`5" x 13`4"
4pc Bathroom	Main	6`3" x 8`10"
3pc Ensuite bath	Main	3`10" x 6`3"

Room	Level	Dimensions
Laundry	Main	3`3" x 26`0"
Dining Room	Main	6`7" x 6`6"
Bedroom - Primary	Main	11`2" x 13`4"
Entrance	Main	4`7" x 7`10"
Balcony	Main	11`6" x 7`7"

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







