



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #1801, Calgary T2R 1S6

MLS®#: **A2177249**

Area: **Beltline**

Listing Date: **11/04/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **640**
Low Sqft:
Ttl Sqft: **640**

DOM

47
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	8`4" x 16`3"
Laundry	Main	3`4" x 4`11"
Bedroom	Main	8`5" x 9`11"
Balcony	Main	7`7" x 7`7"
Dining Room	Main	10`6" x 7`6"

Room	Level	Dimensions
Kitchen With Eating Area	Main	9`0" x 9`0"
Bedroom - Primary	Main	9`7" x 13`10"
4pc Bathroom	Main	6`5" x 7`8"
Entrance	Main	9`4" x 5`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$445

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0712898

Remarks

Pub Rmks: **Welcome to this breathtaking 18th-floor condo with sweeping views of the river, mountains, and downtown Calgary from your private west-facing balcony. This elegantly updated 2-bedroom, 1-bathroom residence perfectly blends luxury and convenience, creating a sophisticated urban retreat. The open-concept kitchen and living room are thoughtfully designed for entertaining, with 9-foot ceilings adding to the sense of space and light. The kitchen features stainless steel appliances, sleek maple cabinets, and modern vinyl plank flooring, with in-suite laundry adding ultimate convenience. From your living room, enjoy stunning sunsets and panoramic mountain views that bring natural beauty right to your door. Nestled in the heart of Calgary's Beltline, this prime location offers unparalleled convenience. You're only a block from downtown, with Midtown Co-op just steps away and Connaught School two blocks from your door. The LRT station is within a short stroll, and access to the West LRT line and public transit ensures effortless commuting. The building elevates your lifestyle with a suite of amenities, including a fitness center, steam room, secure bike storage, and 24-hour security. Four high-speed elevators and secured visitor parking make coming and going easy. For pet lovers, the building is pet-friendly, and your titled, heated underground parking spot keeps your vehicle safe and warm year-round. With low condo fees covering all utilities—heat, water, and electricity—this home is as cost-effective as it is luxurious. Perfect for first-time buyers, downsizers, or savvy investors, this unit isn't just a home; it's a lifestyle. Explore this incredible space from the comfort of your home with our virtual tour. Don't miss out on this exceptional opportunity—contact us today to schedule your viewing and make Unit 1801 your own Calgary sanctuary.**

Inclusions: N/A
Property Listed By: TrustPro Realty

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









