

683 10 Street #901, Calgary T2P 5G3

MLS® #: **A2181316** Area: **Downtown West End** Listing Date: **11/28/24** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **767**
 Low Sqft:
 Ttl Sqft: **767**

DOM
23
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Views**
Heated Garage, Parkade, Underground

Utilities and Features

Roof: **Rubber** Construction: **Brick, Concrete, Stone**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`4" x 12`4"	Kitchen With Eating Area	Main	12`10" x 22`2"
Living Room	Main	14`9" x 12`6"	Balcony	Main	14`1" x 8`5"
Den	Main	10`7" x 8`3"	Bedroom - Primary	Main	11`9" x 12`5"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$579

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 0111661

Remarks

Pub Rmks: **Outstanding city views and a maintenance-free lifestyle await in the amenity-rich Vista West building in the heart of Downtown's west end. Ideally located with the Kerby LRT Station and the downtown free-ride zone right outside the building's entrance. Then come home to a calming sanctuary in this quiet concrete building. This fantastic 1 bedroom plus a den CORNER UNIT has an open and bright floor plan and central air conditioning keeping you comfortable in any season plus is AIRBNB-friendly making it an exceptional investment opportunity. The living room is bathed in natural light from corner windows that only an end unit can provide. A glass railing ensures unobstructed views from the expansive, covered balcony. You can even watch the stampede parade go by from here or enjoy barbeques and time spent unwinding with the city lights as the stunning backdrop. Easily entertain in the well laid out, neutral kitchen with a large peninsula island and unobstructed sightlines for great connectivity. Adjacently the dining area has plenty of room to gather over a delicious meal or a fun game night. Retreat at the end of the day to the spacious bedroom ideally situated near the 4-piece bathroom. A den provides a tucked away work or study space. In-suite laundry and heated underground parking further add to your comfort and convenience. 24-hour security allows for easy peace of mind and ensures no more lost packages! Get your workout in at the well-equipped fitness room or gather with neighbor's and guests in the social room all without having to leave the building. This outstanding location is close to everything - the extensive river walking/biking paths, a huge variety of restaurants and amenities, Cowboys Park (formerly Shaw Millennium Park) and so much more! Truly an unbeatable inner-city location!**

Inclusions: N/A
Property Listed By: Royal LePage Solutions

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











