



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #403, Calgary T2R 1S6

MLS® #: **A2181421**

Area: **Beltline**

Listing Date: **12/06/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **467**
Low Sqft:
Ttl Sqft: **467**

Underground

DOM

15

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`8" x 12`2"	Living Room	Main	13`8" x 17`9"
Bedroom	Main	11`2" x 12`2"	4pc Bathroom	Main	8`0" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$430

Title:
Fee Simple

Zoning:
DC

Legal Desc:

0712898

Fee Freq:
Monthly

Remarks

Pub Rmks:

Picture this: you've smartly invested into the downtown market under \$250K. You walk out the door and the grocery store is right there. Another 3 blocks and you're at the c-train. Your favourite pubs, restaurants, coffee shops and boutiques are mere minutes away. You can't wait to head out to the west facing patio and enjoy the summer months. You love showing off the open concept space and always reference the new flooring. You host cute dinner parties and have great conversations. You sit by the window and take in the colourful sunsets while reflecting on your day. You're excited to fill the double door closet with all your clothes. You absolutely love the convenience of in-suite laundry. You don't have to brush off anymore snow as your car sits in a warm, underground parkade. You smile and nod to the concierge staff. You wake up early and head down to the onsite gym facility. You feel good about yourself again. You've worked hard for it and you've earned it. Welcome to your life in 2025, in the heart of the Beltline.

Inclusions:

None

Property Listed By:

CIR Realty

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







