



THE
A-TEAM

**RE/MAX
FIRST**

901 10 Avenue #2607, Calgary T2R 0B5

MLS®#: **A2185571**

Area: **Beltline**

Listing Date: **01/06/25**

List Price: **\$359,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Finished Floor Area

Abv Sqft: **525**
Low Sqft:
Ttl Sqft: **525**

DOM

16

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Recessed Lighting,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`1" x 5`6"	Bedroom	Main	9`0" x 9`6"
Kitchen	Main	10`9" x 14`0"	Living Room	Main	10`9" x 12`7"
Sunroom/Solarium	Main	9`0" x 4`9"			

Legal/Tax/Financial

Condo Fee:
\$437

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-X**

Monthly

Legal Desc: 1610980

Remarks

Pub Rmks: Experience the best of urban living in the heart of Beltline! This stunning east-facing 1-bedroom + den suite on the 26th floor of the prestigious "MARK on 10th" building boasts breathtaking, unobstructed city views and a private balcony. Perfectly situated, it is just 400 meters from a C-Train station and 700 meters from the vibrant 17th Avenue Entertainment District, with beautiful parks nearby. You'll love the luxurious finishes, including soaring 8' and 9' ceilings, central air conditioning, heated underground parking, and private storage. The building offers incredible amenities such as a rooftop terrace with a hot tub and pool, a state-of-the-art fitness facility with a steam room, an elegant party and recreation room, and so much more! Step into the spacious foyer, which leads to a stunning kitchen and dining area featuring a built-in wall oven, gas cooktop, white Nobilia European cabinetry, a full glass tile backsplash, and sleek quartz countertops. The open-concept living room is designed with modern laminate flooring and large sliding glass doors opening to the balcony. Convenience is key with an in-suite washer and dryer. The hidden glass wall reveals the spacious primary bedroom, complete with a walk-in closet and a luxurious 4-piece bathroom featuring a relaxing soaker tub and floor-to-ceiling porcelain tiles. Don't miss out on this incredible opportunity to live in style and comfort. Schedule your viewing today!

Inclusions: N/A
Property Listed By: Homecare Realty Ltd.

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







