



THE
A-TEAM

**RE/MAX
FIRST**

901 10 Avenue #2707, Calgary T2R0B5

MLS® #: **A2186688**

Area: **Beltline**

Listing Date: **01/09/25**

List Price: **\$386,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **529**

Low Sqft:

Ttl Sqft: **529**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade**

DOM

13

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction:

Concrete

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Gas Cooktop,Microwave,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`6" x 10`9"	Kitchen	Main	14`0" x 10`9"
Bedroom - Primary	Main	9`6" x 8`10"	Den	Main	8`10" x 4`7"
Laundry	Main	2`11" x 2`9"	4pc Bathroom	Main	9`1" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$437

Title:
Fee Simple

Zoning:
CC-X

Legal Desc:

1610980

Fee Freq:
Monthly

Remarks

Pub Rmks:

Modern Design and breathtaking city views. A stunning 1-bedroom downtown unit title parking and storage. A great start or great investment. In a building where great amenities and unbeatable convenience come together. Up on the 27th floor, this exceptionally maintained unit offers. A contemporary kitchen, complete with high-end appliances, elegant finishes, and this is just the beginning.. The open and thoughtfully designed layout maximizes the entire space, offering seamless flow between living areas while maintaining a sense of comfort and practicality. Natural light streams through expansive windows, illuminating the entire unit and creating a warm, inviting ambiance. Working from home has never had this good of view in your designated den. The bedroom offers a tranquil retreat, the contemporary bathroom is simply wonderful, while the in-unit laundry adds to the convenience of this meticulously designed home. The building amenities offer more than most. Unobstructed westerly view from the gym, and cedar sauna to begin. Mark on 10th also boasts a recreation and party room spanning multi levels, this is a show stopping space owners can utilize for private gatherings. Out on the roof top deck there is a grilling area for bbqs and a huge hot tub with ample space to enjoy the views and space to lounge and relax. Right on 10th Ave SW, the heart of downtown Calgary, with the city's best at your doorstep. Indulge in award-winning restaurants, explore the vibrant foodie scene, or enjoy the countless entertainment options, all just steps away. Whether you're looking for a peaceful retreat or an energetic urban lifestyle, this home offers the perfect balance. Don't miss your chance to experience everything this exceptional property and its unbeatable location have to offer—this is urban living at its finest! This is the perfect first time unit , or an amazing investment.

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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











