



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #1210, Calgary T2R 1S6

MLS®#: **A2186743** Area: **Beltline** Listing Date: **01/09/25** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **666**
 Low Sqft:
 Ttl Sqft: **666**

Views
Underground

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Lighting**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`0" x 9`6"	Bedroom	Main	10`11" x 8`6"
Living Room	Main	10`7" x 8`9"	Kitchen	Main	10`4" x 7`5"
Dining Room	Main	10`9" x 7`4"	4pc Bathroom	Main	8`6" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$567** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: **0712898**

Remarks

Pub Rmks: **Welcome to Vantage Pointe where you will walk into your two-bedroom, one bathroom east facing unit. This unit has spectacular downtown views from the 12th floor corner unit. This spacious home has the bedrooms on opposite side of the unit, a large entrance way and a bathroom right next to the front closet. Your spacious primary bedroom has a door to the shared bathroom and another door to the bright, natural lit living room. The kitchen and living room both look out through the huge windows which are from ceiling to floor and fit your entire east facing wall. The kitchen features all appliances with plenty of cabinets, counter space along with a breakfast bar. The views are unscathed and the unit features 9 foot ceilings. Right next to the sizable windows is your private east facing balcony along with natural gas hookup. The second bedroom is large with in-suite laundry close at hand. Amenities in this well managed building include a large gym, bike storage, concierge service with full time security, and titled underground parking. Condo fees include heat, water, and electricity. The building has security cameras and 4 main elevators for ease of access. Across the parking lot is Co-op midtown market for your fast shopping runs, walking distance to shopping, restaurants, cafes, Bow River pathways and the train station. Schedule your showing today, you don't want to miss out!**

Inclusions:
Property Listed By: **na**
URBAN-REALTY.ca

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





