



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #2311, Calgary T2R 1S6

MLS®#: **A2188951**

Area: **Beltline**

Listing Date: **01/17/25**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,135**
Low Sqft:
Ttl Sqft: **1,135**

DOM

5
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Penthouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Owned,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Electric,Hot Water**
Sewer:
Ext Feat: **Barbecue**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 15`0"	Bedroom - Primary	Main	15`5" x 10`0"
Bedroom	Main	10`0" x 9`6"	Kitchen	Main	12`0" x 12`0"
4pc Ensuite bath	Main	8`0" x 5`0"	4pc Bathroom	Main	8`0" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$787

Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Monthly

Legal Desc: 0712898

Remarks

Pub Rmks: **Vantage Pointe Penthouse - Luxury Living at Its Finest! Investor's Alert! Priced to sell, this stunning 1410 sq ft executive penthouse is the epitome of downtown luxury living. Boasting over 260 sq ft of private rooftop patio space, you'll be treated to breathtaking panoramic views — east to the city skyline, west to the mountains, and sunny south-facing exposure that lets you soak in natural light all year long. This one-of-a-kind penthouse offers: Nine-foot ceilings creating a spacious and airy feel. Granite countertops and stainless-steel appliances in a modern, gourmet kitchen. Private unit ensuring peace and exclusivity. Heated, secured underground parking for added convenience. Enjoy the ultimate in convenience with walking distance to downtown, the trendy Kensington area, 17th Avenue shops, and the Co-op Supermarket just across the parking lot. Whether you're an investor looking for a prime property or someone seeking unparalleled luxury living, this penthouse is ready for you to call home!**

Inclusions: N/A
Property Listed By: Century 21 Bravo Realty

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





