



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #2407, Calgary T2R1S6

MLS® #: **A2189498**

Area: **Beltline**

Listing Date: **01/23/25**

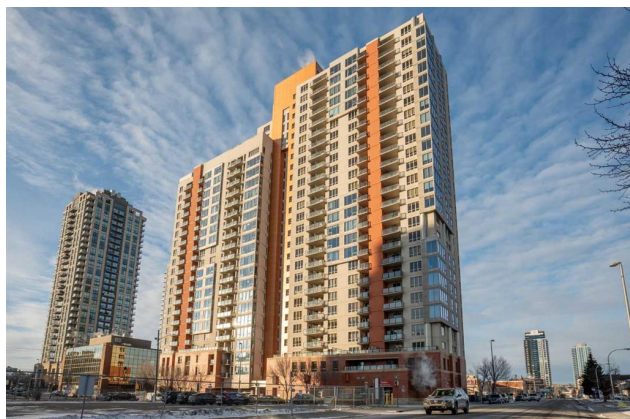
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 26-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **773**
Low Sqft:
Ttl Sqft: **773**

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat: **Parkade,Titled**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Boat Slip**

Construction: **Brick,Concrete**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`1" x 6`2"	4pc Bathroom	Main	7`9" x 5`9"
Bedroom	Main	9`6" x 17`7"	Bedroom	Main	9`6" x 11`11"
Kitchen	Main	9`8" x 9`7"	Living Room	Main	15`3" x 20`0"

Legal/Tax/Financial

Condo Fee:
\$638

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 0712898

Remarks

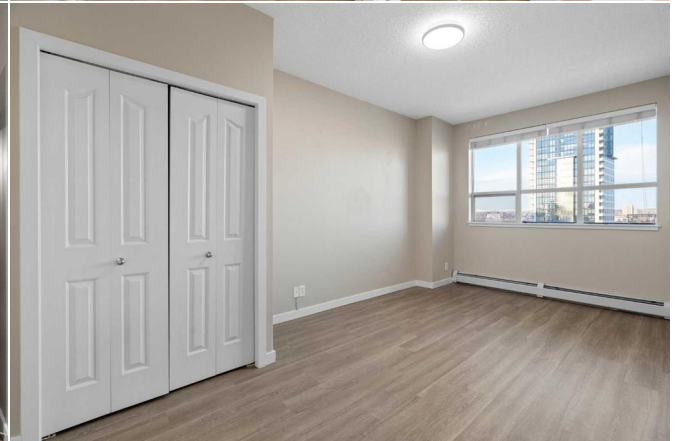
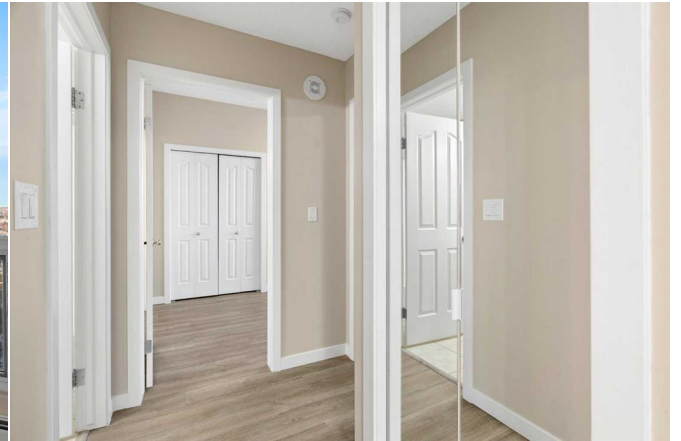
Pub Rmks: **PANORAMIC MOUNTAIN, river, and city VIEWS from this stunning 24th-floor condo in the sought-after Vantage Pointe building! This upgraded 2 BEDROOM, 2 BATHROOM unit offers the perfect blend of urban convenience and modern living. The prime location at 10th & 10th puts the Co-op Grocery and Wine Store just steps from your door, with downtown and Uptown 17 only a short walk away. Inside, you'll find a sleek, contemporary kitchen featuring stainless steel appliances, quartz countertops, and a glass mosaic and stone tile backsplash. The open-concept living area is bright and inviting, with INCREDIBLE VIEWS to enjoy every day. Additional highlights include in-suite laundry, AIR CONDITIONING, and a private balcony with a gas BBQ hookup, ideal for entertaining or relaxing. This pet-friendly building offers a fitness centre, visitor parking, and a secure, upscale foyer. Your titled underground parking stall is included in the price, and low condo fees cover heat, ELECTRICITY, water, sewer, and parking, ensuring worry-free living. Whether you're searching for the perfect urban retreat or a prime rental property, this condo has it all. Don't miss your chance—call today to book your private showing!**

Inclusions: **Entry shoe cabinet and living room cabinet**
Property Listed By: **Greater Property Group**

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











2407-1053 10 St SW, Calgary, AB

Main Floor Interior Area 773.05 sq ft



0 3 6

PREPARED: 2025/01/01

While regions are included from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

