

805, 1053 10 Street SW

Calgary, Alberta

MLS # A2246442



\$315,000

|             |                                                                                                                |            |                 |
|-------------|----------------------------------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard, Natural Gas                                                                                         | Water:     | -               |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                                 | Sewer:     | -               |
| Roof:       | Tar/Gravel                                                                                                     | Condo Fee: | \$ 618          |
| Basement:   | None                                                                                                           | LLD:       | -               |
| Exterior:   | Brick, Concrete                                                                                                | Zoning:    | DC (pre 1P2007) |
| Foundation: | Poured Concrete                                                                                                | Utilities: | -               |
| Features:   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows |            |                 |
| Inclusions: | None                                                                                                           |            |                 |

Imagine living in this CORNER UNIT (only 1 NEIGHBOUR due to being adjacent to garbage chute) with recent updates: STAINLESS STEEL APPLIANCES, new bathroom (soaker tub, tile, vanity w/ QUARTZ), and Kitchen QUARTZ COUNTERS. Exceptional natural light floods from FLOOR TO CEILING WINDOWS, especially for those that WORK FROM HOME. As a busy professional, you know the importance of efficiency: from walking to groceries (Co-Op and Community Natural Foods), a quick commute to work in Downtown by LRT in the FREE FARE ZONE (3 mins walk), to an evening stroll with a friend along the BOW RIVER PATHWAYS to stay connected (10 mins walk). Plus your condo fees INCLUDE ALL UTILITIES. The OPEN CONCEPT For those that want to live here, longer-term stays with a young family are possible with CONNAUGHT SCHOOL (5 mins walk) nearby. For investors looking for a prime unit and location, this is turn key investment. Several convenient Quality of Life amenities in the building, including FITNESS CENTRE, bike storage, 4 ELEVATORS, underground visitor parking, 24 HOUR SECURITY/CONCIERGE to name a few! Call your favourite Realtor to see for yourself&hellip; but don&rsquo;t wait!