

**1615, 1053 10 Street SW**  
**Calgary, Alberta**

**MLS # A2279887**



**\$344,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Enjoy life in the clouds as you look out from your new home on the 16th floor and soak in the gorgeous rocky mountain views by day and the glowing downtown skyline by night. This move in ready 2 bed, 2 bath \*almost\* 800 sq ft corner unit condo is filled with natural light thanks to its large windows and south and western exposures. The breathtaking sunsets and twinkling city lights views will never get old. The open-concept layout makes everyday living convenient and entertaining effortless. The living room is bright and inviting and flows into a functional kitchen with a breakfast bar and yes there is room for a table. Step outside onto the generously sized covered balcony where you can enjoy morning coffee, dine al fresco (it&rsquo;s a great place to BBQ), unwind in the fresh air and take in your urban surroundings. You&rsquo;ll find two great sized bedrooms, including a primary retreat with its own private 3pc ensuite and a second bedroom with easy access to another full 4pc bathroom making this floor plan ideal for roommates and hosting guests. Timeless vinyl plank flooring runs throughout the unit and in suite laundry means laundry day can be whenever you decide. **BONUS:** Your condo fees take care of the essentials: electricity, heat, and water/sewer, all rolled in (condo fee is the unit + stall). The excellently located building offers peace of mind and is the epitome of a &lsquo;lock it and leave it&rsquo; lifestyle with 24-hour concierge/security services onsite. You&rsquo;ll also enjoy access to a fully equipped fitness center, bike storage and your own secure, titled underground parking stall so you can say goodbye to scraping your windshield in freezing temperatures. When it comes to location, it doesn&rsquo;t get much better: the grocery store is literally steps away, and you&rsquo;re surrounded by some of the city&rsquo;s best restaurants, coffee shops, pubs,

boutiques and nightlife meaning you will always have something to do. Commuting is easy with the c-train and major roadways just minutes away. Add in the nearby River pathways for biking or walking, plus the vibrant energies from trendy neighbouring downtown districts like Kensington, and you've got the recipe for a truly magical inner-city lifestyle.