

**2807, 901 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299191**



**\$320,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	527 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** NIL

Perched high above the city on the 28th floor, this stylish 1-bedroom + den residence in Mark on Tenth offers an exceptional blend of function, design, and breathtaking urban views in the heart of Beltline. Thoughtfully designed across 527 square feet, the layout maximizes every inch of space while maintaining an open, airy feel. Floor-to-ceiling windows flood the home with natural light and frame sweeping downtown vistas, while 9&rsquo; ceilings enhance the sense of volume. The contemporary kitchen is both sleek and efficient, featuring quartz countertops, built-in AEG appliances, and streamlined cabinetry that blends seamlessly into the living space. The versatile den offers that extra flexibility today&rsquo;s buyers crave and is ideal as a home office, yoga retreat, reading nook, or additional storage, depending on your lifestyle. High-end finishes throughout elevate the overall aesthetic, creating a polished and modern living experience. This unit includes one titled, heated underground parking stall and a separate storage locker, which are practical additions that are increasingly valuable in urban living. Residents of Mark on Tenth enjoy an impressive collection of amenities designed to rival boutique hotels: full concierge and security services, secure parcel lockers for effortless deliveries, and a rooftop terrace complete with hot tub, BBQ area, and panoramic skyline views. The fully equipped fitness centre includes a steam room and sauna, while the stylish residents&rsquo; lounge features a pool table, wet bar, and a dramatic loft space with 360-degree views of downtown. A beautifully landscaped garden terrace on the third floor offers a quieter outdoor escape. Pet lovers will appreciate the building&rsquo;s pet-friendly policies, which allow up to two cats or dogs without requiring board approval...an uncommon and highly desirable feature for urban living.

Beyond your front door, the vibrant energy of Calgary's Beltline awaits. Step into one of the city's most dynamic neighbourhoods, surrounded by acclaimed restaurants, trendy cafés, cocktail bars, boutique shopping, and everyday conveniences. Enjoy easy access to the downtown core, scenic pathways, parks, and public transit options including the CTrain, making commuting effortless whether you walk, bike, or ride.