

**1301, 650 10 Street SW**  
**Calgary, Alberta**

**MLS # A2311307**



**\$339,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Enclosed, Garage Door Opener, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 755
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this wonderful 2-bedroom, 2-bathroom corner unit in the desirable Axxis Condominium, offering 953 sq. ft. of bright and functional living space on the 13th floor. Perfectly located in Calgary's vibrant downtown West End, this cozy home is filled with natural light thanks to floor-to-ceiling windows on two sides, showcasing beautiful south-facing views. The well-appointed kitchen features under-cabinet lighting, a spacious island, and tile flooring. The open dining and living areas are warm and inviting with a tiled gas fireplace and an abundance of sunlight throughout the day. The primary bedroom includes a 4-piece ensuite, while the second bedroom and additional 3-piece bathroom provide flexibility for guests or a home office. Additional conveniences include in-suite laundry, underground parking, and a storage locker. Residents of Axxis enjoy access to a fitness centre and a party room with kitchen facilities. Just steps from the Bow River pathway system, transit, Kensington, restaurants, shops, and all downtown amenities, this is exceptional inner-city living at a great value.