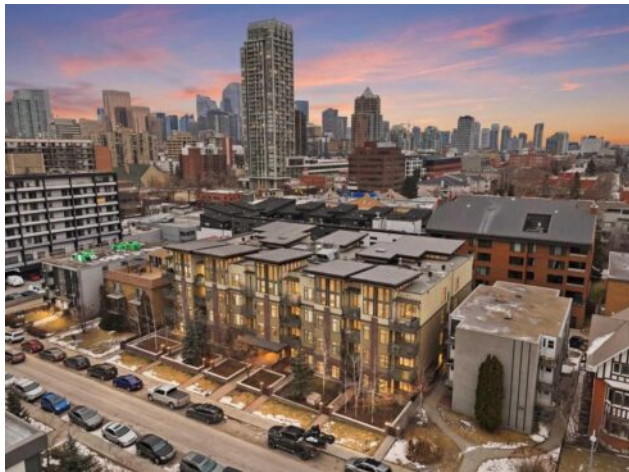


107, 1720 10 Street SW
Calgary, Alberta

MLS # A2297558



\$434,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Lower Mount Royal | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 762 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Covered, Heated Garage, Off Street, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile, Cork | Sewer: | - |
| Roof: | Rubber | Condo Fee: | \$ 614 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

OPEN HOUSE APRIL 4TH 1-3PM Do you want to be in the heart of all the action of downtown Calgary? This **GROUND FLOOR CORNER CONDO** is just steps from 17th Ave - located in the well managed, **PET FRIENDLY**, 2015 built **TEN** building - one of the most sought-after modern builds in the prestigious community of **LOWER MOUNT ROYAL**. Offering tremendous value at \$434,000 - this 762 square foot **2 BEDROOM, 2 BATHROOM** home is the perfect purchase for those looking for modern finishes and a newer building. This unit offers affordable monthly fees of \$613.78, an **ASSIGNED STORAGE LOCKER**, and a **TITLED PARKING SPACE** located just steps from the elevator. In the well planned open concept design, you'll find two bedrooms, both with their own ensuite bathroom, as well as a **FULL-SIZED LAUNDRY PAIR**. The living space features West exposed windows making this a light-filled, cozy space. In the spacious kitchen and dining area, you'll love the cork floors, large island with **QUARTZ COUNTERTOPS**, and stainless steel appliance package complete with a beverage fridge. You'll be impressed by the easy access into the unit from the **TWO PATIO DOORS** - forget the elevator and buzzing guests in—enjoy the direct-access convenience that **FEELS MORE LIKE A TOWNHOUSE** than a condo. **FRESHLY PAINTED** and cleaned (including the carpet), this unit is move-in ready and completely turn-key. With an **INCREDIBLE LOCATION IN THE HEART OF CALGARY'S DOWNTOWN** - the list of amenities just a short stroll away is endless. If you're looking for that vibrant city lifestyle at an amazing price, this home is a must-see. With Calgary's ever-growing popularity, stop renting and watch your investment continue to rise. Call for a private showing!