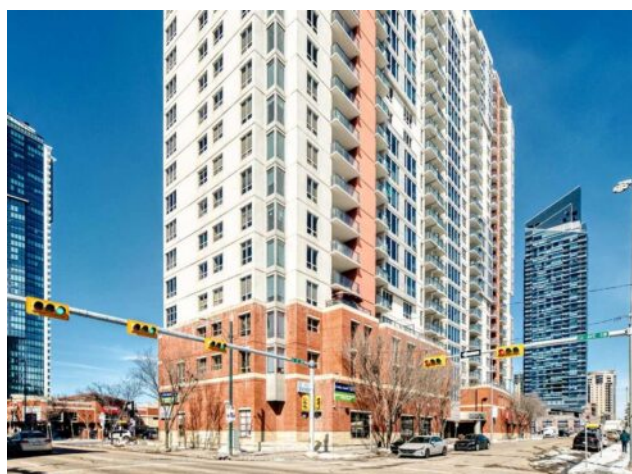


1804, 1053 10 Street SW
Calgary, Alberta

MLS # A2298831



\$244,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	465 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this well-maintained 18th-floor unit offering stunning east-facing city views and an abundance of natural light through expansive floor-to-ceiling windows and 9-foot ceilings. The functional layout features a bright kitchen with granite countertops, black appliances, and neutral finishes, along with the convenience of in-suite laundry. Laminate and tile flooring run throughout the space. Step outside to your private east-facing balcony, complete with a gas hookup—perfect for enjoying morning coffee or summer BBQs. This unit includes one heated underground titled parking stall, and condo fees cover all utilities except cable. Ideally located, Calgary Co-op Midtown Market is just across the parking lot for easy grocery runs. The building also offers great amenities including a fitness room and secure underground visitor parking. Enjoy being within walking distance to Downtown Calgary, 17th Avenue SW, bike paths, and a wide range of shops, dining, and everyday conveniences. Don't miss your chance to live in one of Calgary's most walkable neighborhoods—schedule your private showing today!