Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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2003, 683 10 Street SW Calgary, Alberta

MLS # A2307850

$635,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,550 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	2	**Baths:**	2
Garage:	Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 1,308
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Stucco	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Unparalleled, Spectacular PANORAMIC VIEWS of the mountains, Bow River, and sparkling city lights! This nearly 1,600 sq. ft. luxury condo offers 2 bedrooms plus a den, 2 full baths, and 2 secure titled, underground parking stalls. Beautifully updated with hardwood floors, new carpet, fresh paint, and custom window coverings. Expansive windows fill the open living space with natural light, highlighting the updated white, raised panel cabinetry, granite countertops, pot lighting, and quality finishes throughout. Enjoy year-round comfort with full air conditioning (efficient heat pumps) and the sought-after south and west exposure. Ideally located in West Downtown with the Kerby LRT station right at your doorstep, and just steps to Shaw Millennium Park, river pathways, and all the conveniences of the city. Easy in-and-out access to downtown makes this the perfect urban retreat. This is the place to "right-size"!

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