

1206, 1111 10 Street SW
Calgary, Alberta

MLS # A2234849

\$510,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 974 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|---|------------|--------|
| Heating: | Fan Coil, Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 613 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone | Zoning: | CC-X |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Discover elevated urban living in this sun-drenched, balcony to watch fireworks year-round, south-east corner suite in Calgary's vibrant Beltline. Floor-to-ceiling windows wrap the open-concept living space, framing panoramic downtown and sunrise views while 9-ft ceiling amplify the light and airiness. The magazine-worthy kitchen anchors the home with an oversized quartz-topped island, full-height cabinetry and stainless appliances - perfect for week - night dinners or weekend entertaining. A dedicated dining area opens to a private balcony, seamlessly blending indoor and outdoor spaces. Both bedrooms are thoughtfully separated for privacy. The primary retreat easily fits a king bed and pampers with a spa-inspired 5-pc ensuite featuring a deep soaker tub, frameless glass shower and double-sink vanity. The second bedroom-ideal for guests, a home office or roommates-sits besides the chic 3-pc main bath with its own glass-enclosed shower. Impeccably maintained, the building spoils residents with amenities: fully equipped fitness and steam rooms, and owners' lounge, landscaped courtyard, two guest suites, and secured visitor parking. Step outside to groceries, cafes, transit, award-winning restaurants and the downtown core-all mere minutes from your door. Move in, unpack and embrace Beltline living at its best.