

1615, 1053 10 Street SW  
Calgary, Alberta

MLS # A2250421

**\$369,900**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Beltline                            |        |                   |
| Type:     | Residential/High Rise (5+ stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 800 sq.ft.                          | Age:   | 2007 (18 yrs old) |
| Beds:     | 2                                   | Baths: | 2                 |
| Garage:   | Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |                                                                                   |            |                 |
|-------------|-----------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard                                                                         | Water:     | -               |
| Floors:     | Vinyl                                                                             | Sewer:     | -               |
| Roof:       | -                                                                                 | Condo Fee: | \$ 655          |
| Basement:   | -                                                                                 | LLD:       | -               |
| Exterior:   | Brick, Concrete, Metal Siding                                                     | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                                 | Utilities: | -               |
| Features:   | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |            |                 |

Inclusions: n/a

Perched on the 16th floor this spacious 2 bed, 2 bath almost 800 sq ft corner unit condo is filled with natural light thanks to its large windows and south and western exposures. One you're the new owner you will love soaking in the gorgeous rocky mountain views by day and the glowing downtown skyline by night. From breathtaking sunsets to twinkling city lights, the views here will never get old. The open-concept layout makes everyday living a breeze. The living room is bright and inviting and flows into a functional kitchen with a breakfast bar. Step outside onto the generously sized covered balcony where you can enjoy morning coffee, dine al fresco (it's a great place to BBQ), unwind in the fresh air and catch a stunning sunset. You'll find two great sized bedrooms, including a primary retreat with its own private three-piece ensuite and a second bedroom with easy access to another full four-piece bathroom, ideal for guests, family or a roommate. Stylish vinyl plank flooring runs throughout the unit and in suite laundry means laundry day becomes effortless (almost!). Your condo fees take care of the essentials: electricity, heat, and water/sewer, all rolled in. The excellently located building offers peace of mind and is the epitome of a 'lock it and leave it' lifestyle with 24-hour concierge/security services onsite. You'll also enjoy access to a fully equipped fitness center, bike storage and your own secure, titled underground parking stall so you can say goodbye to scraping your windshield in freezing temperatures. When it comes to location, it doesn't get much better: the grocery store is literally steps away, and you're surrounded by some of the city's best restaurants, coffee shops, pubs, boutiques and nightlife meaning you will always have something to do. Commuting is easy with the

c-train and major roadways just minutes away. Add in the nearby River pathways for biking or walking, plus the vibrant energies from trendy neighbouring downtown districts like Kensington, and you’ve got the recipe for a truly magical inner-city lifestyle.