

2101, 1053 10 Street SW  
Calgary, Alberta

MLS # A2166307



## \$339,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | High-Rise (5+)                     |               |                   |
| <b>Size:</b>     | 651 sq.ft.                         | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Cork

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 536

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, No Animal Home, No Smoking Home

**Inclusions:** N/A

Stunning 21st Floor West facing corner unit with Breathtaking Views of Downtown Calgary and the Bow River. Excited to introduce this beautiful 2-bedroom, 1-bathroom condo with 651 sq/ft of living space, this condo is a must-see! Enjoy the magnificent Bow River views from the living room, whether you're dining or enjoying a relaxing tea time. The expansive, open-concept kitchen connects seamlessly with the living area, enhancing the bright and airy atmosphere. The incredible city and river views are not just limited to the living room &ndash; the master bedroom also boasts the same stunning vista. The condo is well-appointed with ample closet space in both bedrooms and in-suite laundry with a washer and dryer. The 4-piece bathroom features a brand-new toilet and provides plenty of space for comfort and convenience. This building offers fantastic amenities, including 24-hour security and ALL-INCLUSIVE UTILITIES &ndash; HEAT, WATER, & ELECTRICITY. Additionally, you'll find a bike storage area and a fully-equipped gym. For added convenience, the building's first floor includes a walk-in clinic and dental office, making healthcare easily accessible. There's also a Co-op grocery store just a 1-minute walk away, and a car wash across the street. An organic grocery store is only a 5-minute walk away. This would make a great rental property in the hot Calgary rental market. Don't miss your chance to experience this amazing condo with unparalleled views and incredible amenities. Schedule your viewing today!