

1001, 1053 10 Street SW  
Calgary, Alberta

MLS # A2166531



## \$324,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	636 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks		

**Inclusions:** N/A

Step into luxury and embrace the breathtaking lifestyle offered by this stunning corner unit on the 10th floor of Vantage Pointe. Imagine waking up to panoramic views of the sparkling city skyline, with the majestic Canadian Rockies standing tall in the distance—every day offering a new canvas of natural beauty and urban sophistication. This 2-bedroom, 1-bathroom condo is more than a home—it's your personal retreat in the heart of Calgary. Thoughtfully designed with light-filled space, the open floor plan feels expansive and inviting. The floor-to-ceiling windows bathe the interior with natural light, creating a serene, uplifting atmosphere. Step out onto your private balcony, where you can savor your morning coffee or fire up the BBQ with friends using the built-in gas hookup. Whether you're entertaining or unwinding after a long day, this outdoor space adds a touch of tranquility to your everyday life. The kitchen is a culinary haven, featuring sleek granite countertops, modern maple cabinetry, and stainless steel appliances, ready to inspire your inner chef. Every detail has been chosen to blend style with function—from the freshly installed vinyl plank flooring underfoot to the convenience of in-suite laundry, making daily living that much easier. Parking is never a concern, with your own titled heated underground parking spot ensuring both security and convenience. But the perks don't end there—Vantage Pointe is designed to elevate your lifestyle. With concierge service, you'll always have peace of mind, while the fully equipped fitness center lets you maintain your active lifestyle without leaving the building. Need to bike around the city? There's secure bike storage at your disposal. Hosting guests? Visitor parking is available, and with four high-speed elevators, you're never waiting long to get home. What truly sets

this condo apart is its unbeatable location. Nestled in downtown Calgary, you're just steps from the C-Train, Co-op Marketplace, trendy restaurants, boutique shops, the nightlife of 17th Avenue, and serene river pathways. This is urban living at its finest—offering both convenience and an active, vibrant lifestyle. And yet, all this luxury comes with surprisingly low maintenance. With a condo fee of just \$536 per month, you'll enjoy all-inclusive coverage of heat, water, electricity, and parking, making this an incredibly cost-effective option for first-time buyers or savvy investors. In a city where house prices continue to rise, this well-priced gem is an opportunity you don't want to miss. Picture yourself living here, surrounded by comfort, elegance, and the best of Calgary at your doorstep. Don't just dream about it—make this lifestyle your reality. Schedule your private viewing today and step into the home you've always imagined.