



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

1206, 1111 10 Street SW  
Calgary, Alberta

MLS # A2234849



\$510,000

|             |                                                                                                                                                                 |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| 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.