



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

780-831-7725
jackadmin@gpremax.com

805, 1053 10 Street SW
Calgary, Alberta

MLS # A2246442



\$315,000

| | | | |
|-------------|--|------------|-----------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 618 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows | | |
| Inclusions: | None | | |

Imagine living in this CORNER UNIT (only 1 NEIGHBOUR due to being adjacent to garbage chute) with recent updates: STAINLESS STEEL APPLIANCES, new bathroom (soaker tub, tile, vanity w/ QUARTZ), and Kitchen QUARTZ COUNTERS. Exceptional natural light floods from FLOOR TO CEILING WINDOWS, especially for those that WORK FROM HOME. As a busy professional, you know the importance of efficiency: from walking to groceries (Co-Op and Community Natural Foods), a quick commute to work in Downtown by LRT in the FREE FARE ZONE (3 mins walk), to an evening stroll with a friend along the BOW RIVER PATHWAYS to stay connected (10 mins walk). Plus your condo fees INCLUDE ALL UTILITIES. The OPEN CONCEPT For those that want to live here, longer-term stays with a young family are possible with CONNAUGHT SCHOOL (5 mins walk) nearby. For investors looking for a prime unit and location, this is turn key investment. Several convenient Quality of Life amenities in the building, including FITNESS CENTRE, bike storage, 4 ELEVATORS, underground visitor parking, 24 HOUR SECURITY/CONCIERGE to name a few! Call your favourite Realtor to see for yourself… but don’t wait!