



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

780-831-7725
jackadmin@gpremax.com

407, 650 10 Street SW
Calgary, Alberta

MLS # A2254460



\$325,000

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage		
Inclusions:	N/A		

Welcome to Axxis in Downtown West End, a highly desirable concrete high-rise in downtown Calgary. This bright and spacious 2-bedroom, 2-bathroom apartment offers the perfect combination of urban convenience and modern comfort. Located on the 4th floor, this unit features an open-concept layout with large windows that fill the space with natural light. The functional kitchen is complete with quality cabinetry, plenty of counter space, and a kitchen island that opens to the dining and living areas—ideal for entertaining. The primary bedroom boasts a private 4-piece ensuite, while the second bedroom is well-sized and perfect for guests, a home office, or roommates. An additional full bathroom adds convenience. Enjoy the outdoors from your private balcony, perfect for morning coffee or evening relaxation. This well-managed building also offers underground parking, in-suite laundry, and ample storage. Situated just steps away from the Bow River pathways, C-Train station, shopping, dining, and entertainment, this location is ideal for professionals, students, or investors looking for a great opportunity in Calgary’s vibrant core. Don’t miss your chance to own this fantastic downtown home—book your showing today!