



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

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304, 1904 10 Street SW
Calgary, Alberta

MLS # A2265329



\$254,900

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		
Inclusions:	NEGOTIABLE		

Welcome to The Modella! This boutique building is perfectly situated on a beautiful, tree-lined street in the highly sought-after community of Lower Mount Royal. Embrace 556 sq. ft. of thoughtfully designed living space in this former show suite, where modern finishes blend with warm tones to create a sophisticated “luxury hotel” feel. Step inside to discover a bright, open-concept layout featuring upgraded wide-plank hardwood flooring, sleek white cabinetry, granite countertops, and a glass tile backsplash that brings a clean, contemporary look to the kitchen. The living and dining areas flow seamlessly, offering modern lighting and direct access to a private patio—perfect for relaxing or weekend barbecues. The spacious bedroom includes custom recessed lighting, a full-height closet system, and large windows that fill the room with natural light. The stylish four-piece bathroom offers a deep soaker tub, updated fixtures, and elegant finishes. Additional highlights include in-suite laundry and a well-managed, pet-friendly building just steps away 17th Ave & Calgary’s best restaurants, cafés, and shops. Experience inner-city living at its finest at The Modella!