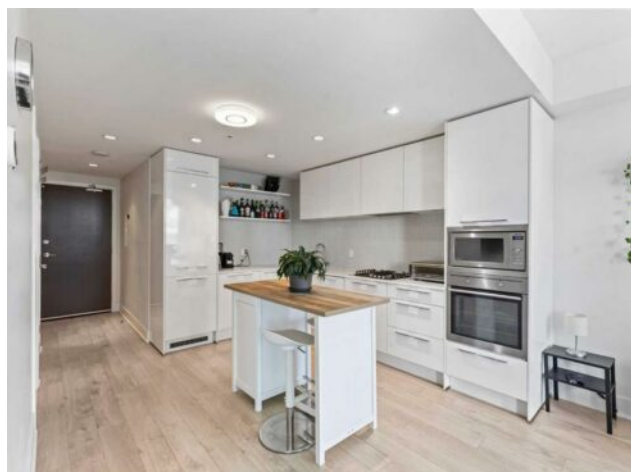


**1603, 901 10 Avenue SW
Calgary, Alberta**

MLS # A2229417



\$314,900

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|------------------|--|---------------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 536 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Insulated, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 451 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-X |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home | | |

Inclusions: N/A

Welcome to The Mark on 10th, where style, comfort, and location converge in this MODERN 1 BEDROOM + DEN UNIT with SWEEPING DOWNTOWN VIEWS. Whether you're a first-time buyer, a busy professional, or an investor looking for a turnkey rental, this elevated 16th-floor home delivers on every front. Step inside and you're immediately struck by NATURAL LIGHT pouring through floor-to-ceiling windows, enhanced by the open-concept layout and CONTEMPORARY FINISHES throughout. The kitchen is outfitted with stylish WHITE CABINETRY, QUARTZ COUNTERTOPS, a movable KITCHEN ISLAND, and a full suite of BUILT-IN APPLIANCES—including a GAS COOKTOP, BUILT-IN OVEN, FRIDGE, DISHWASHER, and a STACKED WASHER & DRYER tucked neatly away. Enjoy the comfort of CENTRAL AIR CONDITIONING year-round. Step out onto your BALCONY and take in CITY VIEWS. This is more than just a condo—it's a lifestyle. Residents of The Mark on 10th enjoy FULL-SERVICE CONCIERGE, a stunning ROOFTOP TERRACE with HOT TUB perched on the TOP FLOOR, a state-of-the-art FITNESS CENTRE, both STEAM and INFRARED SAUNAS, and an expansive TWO-FLOOR SOCIAL LOUNGE complete with POOL TABLE, MEDIA CENTRE, WET BAR, and a SKY-HIGH LOFT with KILLER VIEWS. Outdoor spaces also include a BBQ AREA, GAS FIREPIT, DINING TABLES, and a SUN TANNING SECTION—perfect for enjoying Calgary's best days. Beyond amenities, The Mark on 10th offers ENHANCED SECURITY FEATURES for peace of mind: CONCIERGE and SECURITY, a SECONDARY GATED ENTRY for residential parking, SECURITY CAMERAS, ANTI-PRY GUARDS on all access doors, and GARAGE KEY ACCESS for secure stair entry. Located just steps from SAFEWAY, TRENDY RESTAURANTS,

CAFÉ, SHOPS, and the C-TRAIN, this is INNER CITY LIVING at its finest. The unit also includes TITLED UNDERGROUND PARKING and a DEDICATED STORAGE LOCKER on Level 2. Currently TENANT-OCCUPIED - the building allows for both LONG-TERM and SHORT-TERM RENTALS (30 days or more), offering flexibility for investors or future owners. Don't miss your chance to own in one of Calgary's most sought-after buildings in the heart of the Beltline.