

402, 1904 10 Street SW  
Calgary, Alberta

MLS # A2239085



**\$249,900**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)            |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                   |               |                   |
| <b>Size:</b>     | 492 sq.ft.                                    | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | 1                                             | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Off Street, Outside, Plug-In, Stall |               |                   |
| <b>Lot Size:</b> | -                                             |               |                   |
| <b>Lot Feat:</b> | -                                             |               |                   |

|                    |                                                                                 |                   |        |
|--------------------|---------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                                                      | <b>Condo Fee:</b> | \$ 358 |
| <b>Basement:</b>   | -                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                                                 | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Recessed Lighting, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Situated on a beautiful tree lined street in the sought after neighbourhood of Lower Mount Royal this nicely appointed 1 bedroom, 1 bathroom unit is perfect for anyone seeking a more walkable lifestyle. Just 2 blocks off trendy 17th Ave SW, the #2 bus stops steps from your front door, making it the perfect short commute to downtown! The living room is warm and inviting with large windows overlooking the west facing balcony that is large enough to accommodate a grill and conversation seating. Mature trees provide added privacy and shade. The kitchen offers plenty of storage with ceiling height cabinets, a breakfast bar, and stainless-steel appliances. The bedroom has a large walk-in closet, desk nook and sliding door with privacy glass adding additional natural light. There is hardwood flooring and pot lights throughout. Enjoy the convenience of a European 2-in-1 washer/dryer in suite along with additional storage space. The building has an elevator, is solid concrete and does not allow short term rentals adding to your quiet enjoyment. Includes an assigned parking stall and is in a residential parking permit area (\$45/yr). There is also secure bike storage in the basement of the building along with shared laundry. Quick Access Downtown, University of Calgary and Mount Royal University as well as Stampede Park & the new BMO Event Centre.