

**1001, 1053 10 Street SW
Calgary, Alberta****MLS # A2244903****\$298,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	636 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks		

Inclusions: n/a

Step into luxury and embrace the breathtaking lifestyle offered by this stunning corner unit on the 10th floor of Vantage Pointe. Imagine waking up to panoramic views of the sparkling city skyline, with the majestic Canadian Rockies standing tall in the distance—every day offering a new canvas of natural beauty and urban sophistication. This 2-bedroom, 1-bathroom condo is more than a home—it's your personal retreat in the heart of Calgary. Thoughtfully designed with light-filled space, the open floor plan feels expansive and inviting, while floor-to-ceiling windows bathe the interior in natural light, creating a serene and uplifting atmosphere. Step out onto your private balcony to enjoy your morning coffee or fire up the BBQ with the built-in gas hookup—perfect for entertaining or unwinding after a long day. The kitchen is a culinary haven, featuring sleek granite countertops, modern maple cabinetry, and stainless steel appliances that inspire creativity, all complemented by freshly installed vinyl plank flooring and the convenience of in-suite laundry. Comfort is paramount with built-in air conditioning to keep you cool year-round. Your titled, heated underground parking spot ensures both security and ease, while the building itself offers exceptional amenities including concierge service, a fully equipped fitness center, secure bike storage, visitor parking, and four high-speed elevators. Located in the heart of downtown, you're just steps from the C-Train, Co-op Marketplace, trendy restaurants, boutique shops, the vibrant nightlife of 17th Avenue, and scenic river pathways—this is truly urban living at its finest. And with a remarkably low condo fee of \$549/month covering heat, water, electricity, and parking, this property offers unmatched value for first-time buyers or savvy investors alike. In a city where prices continue

to climb, this beautifully maintained and well-appointed condo stands out as an incredible opportunity. Don't just dream about it—make this lifestyle your reality and schedule your private viewing today.