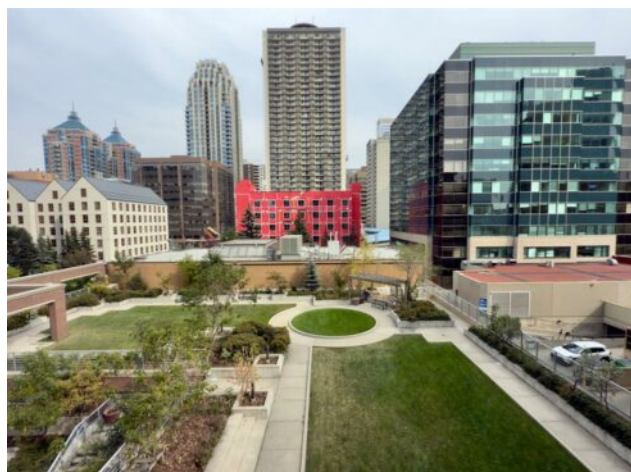


407, 650 10 Street SW
Calgary, Alberta

MLS # A2254460



\$355,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: \$ 745

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

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!