

**1613, 1053 10 Street SW  
Calgary, Alberta**

**MLS # A2257773**



**\$269,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	687 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

**\*\*OPEN HOUSE &ndash; Saturday, September 20th from 11 AM to 1 PM!\*\*** Welcome to Unit 1613 at Vantage Pointe - a spacious and upgraded 1 bedroom + den condo offering panoramic west-facing views (yes, mountains included!) and a bright, open layout you'll love coming home to. Step inside and notice the airy feel created by 9-foot ceilings, large windows, and a smart floor plan. The foyer welcomes you in, while the versatile den with a full closet provides the perfect space for a home office, hobby area, or extra storage. The modern kitchen features granite countertops, stainless steel appliances, a subway tile backsplash, and a breakfast bar ideal for quick meals or entertaining friends. The living and dining areas are generous and filled with natural light, opening onto a sunny west-facing balcony with a gas hookup for your BBQ - the perfect spot to enjoy mountain sunsets. The bedroom offers plenty of space for furniture and storage, while the 4-piece bathroom includes granite counters, excellent storage, and a tub/shower combo. In-suite laundry completes this highly functional layout. Recent upgrades include newer luxury vinyl plank flooring (2023) in the living room, den, and bedroom, keeping the space fresh and easy to maintain. The condo has just been freshly painted as well! For added convenience, all furniture can be included in the sale. A titled underground parking stall is yours to enjoy. The condo Fees cover all major utilities (including electricity!) making monthly budgeting simple and stress-free. Building Amenities: Vantage Pointe offers exceptional features including 24-hour concierge/security, an on-site property manager, a well-equipped fitness centre, bike storage, and four elevators for added convenience. Set in the heart of the Beltline, you're just steps to the C-Train, Co-op Marketplace, shops, caf&eacute;s, and the

lively restaurants and nightlife of 17th Avenue, plus easy access to scenic river pathways. Truly the best of urban living combined with comfort and convenience. Don't miss this unbeatable opportunity in an incredible location - come see for yourself and book your private showing today!