

**106, 1904 10 Street SW  
Calgary, Alberta**

**MLS # A2275229**



**\$199,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 484 sq.ft.                         | <b>Age:</b>   | 1962 (64 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None, On Street                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <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, Open Floorplan, See Remarks, Walk-In Closet(s) |                   |        |

**Inclusions:** NA

Welcome to this beautifully updated 1-bedroom condo tucked away in a solid concrete building in the heart of Lower Mount Royal. You'll love being just steps from vibrant 17th Avenue, with its incredible mix of restaurants, cafés, and shops — yet still enjoying a quiet, peaceful place to call home. Whether you prefer biking or walking, downtown, the Bow River, and Calgary's scenic pathway system are all easily within reach. Inside, the open-concept layout feels bright and welcoming, highlighted by gorgeous hardwood floors throughout. The kitchen is both stylish and functional, featuring an eating bar, stainless steel appliances, concrete countertops, and crisp white cabinetry. The spacious bedroom offers a walk-in closet, while the updated 4-piece bathroom carries the same clean, modern aesthetic. You'll also appreciate the convenience of in-suite laundry, with an additional shared laundry room available in the building. Parking is easy with ample street parking, resident and visitor permit options, and a dedicated bike storage room conveniently located on the main level. This well-managed building has seen important upgrades, including a newer torch-down roof and an energy-efficient 6-stage boiler — all helping keep condo fees affordable. Immaculately maintained and perfectly located, this is a fantastic opportunity in Lower Mount Royal — ideal for first-time buyers or investors alike. Contact me today to arrange your private showing!