

1906, 1053 10 Street SW  
Calgary, Alberta

MLS # A2284577



# \$249,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 480 sq.ft.                         | Age:   | 2007 (19 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                               |            |                 |
|-------------|-------------------------------|------------|-----------------|
| Heating:    | Baseboard                     | Water:     | -               |
| Floors:     | Laminate, Tile                | Sewer:     | -               |
| Roof:       | -                             | Condo Fee: | \$ 433          |
| Basement:   | -                             | LLD:       | -               |
| Exterior:   | Brick, Concrete               | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                             | Utilities: | -               |
| Features:   | High Ceilings, Open Floorplan |            |                 |

Inclusions: N/A

Welcome to this bright 1-bedroom apartment on the 19th floor in the heart of the Beltline! This well-designed unit offers 480 sq ft of functional living space with 9-foot ceilings and an open-concept layout. The functional Kitchen flows seamlessly into the sunny East-facing Living and Dining room combo, filled with natural light throughout the day. Vinyl plank flooring adds style and durability to the Living room, Dining area, and Bedroom. From the Living room, step out to the East-facing balcony with gas hookup, where you can enjoy stunning downtown views&mdash;perfect for your morning coffee or evening relaxation. The Primary bedroom provides comfortable space with 2 closets for ample storage. This unit is complete with 1 full bathroom, in-suite laundry, and a Titled underground parking stall. The condo fees cover all utilities&mdash;gas, water, and electricity&mdash;providing exceptional value for inner-city living. The well-managed Vantage Pointe building includes a fitness centre, bike storage, underground visitor parking, and 24-hour security. Living in the Beltline means having everything nearby: restaurants, grocery stores (Co-Op, Safeway & Community Natural Foods), schools, vibrant 17th Ave, and green spaces like Prince's Island Park. Just a short walk to the C-Train station and Bow River pathway, making it easy to get around whether you're commuting, cycling, or enjoying a quick commute to work in Downtown. Don't miss your chance to live in one of Calgary's most walkable neighborhoods!