

**814, 1053 10 Street SW**  
**Calgary, Alberta**

**MLS # A2219339**



**\$269,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	478 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

**Inclusions:** N/A

**ATTENTION INVESTORS!** This unit currently RENTS FOR \$2300 per month! **FIRST TIME BUYERS** with 5% down can easily afford owning their own home for **LESS THAN RENTING!** Welcome to this beautifully renovated one-bedroom condo, perfectly situated on the 8th floor of a secure, well-maintained building in Calgary's vibrant Beltline. This east-facing unit features floor-to-ceiling windows that offer sweeping downtown views and fill the space with gorgeous morning sunlight. Step inside and experience a timeless, classic design enhanced by freshly painted neutral tones that create a calm, contemporary atmosphere throughout. Durable vinyl flooring flows seamlessly through the open-concept layout, adding both elegance and ease of maintenance. The bright, modern white kitchen is a true showstopper, complete with quartz countertops, ample cabinetry, and convenient pull-out drawers—ideal for cooking, entertaining, or simply enjoying your morning routine. The four-piece bathroom features a stylish new vanity with generous drawer space, offering both functionality and flair. You'll also appreciate the convenience of in-suite stacking laundry and a front hall closet for extra storage. Relax in the spacious, east-facing bedroom, designed as a serene retreat. Large windows bathe the room in natural light and offer lovely views to start your day, while the ample closet space keeps everything neatly organized. It's the perfect combination of comfort, light, and luxury. Unwind in the cozy living room, which opens onto your own private balcony—a quiet spot to enjoy your morning coffee or wind down in the evening while taking in Calgary's downtown skyline. Residents enjoy premium amenities including a fully equipped fitness centre, 24-hour concierge, and secure underground parking. Even better, all utilities are included in the condo

fee&mdash;providing worry-free, affordable urban living. Located in the heart of Calgary&rsquo;s most desirable inner-city neighborhood, you're just steps from the Bow River, scenic walking and biking paths, fitness studios, and the LRT. Explore 17th Avenue&rsquo;s renowned dining, coffee shops, pubs, wine bars, boutique shopping, and nearby markets like Community Natural Foods and Co-op. Elevate your lifestyle in this prime Beltline location. Don&rsquo;t wait&mdash;book your private showing today and step into the best of inner-city living.