

**2309, 901 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2237898**



**\$259,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	402 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 354
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Sauna, See Remarks, Steam Room, Walk-In Closet(s)		

**Inclusions:** N/A

High above the Beltline on the 23rd floor, this gorgeous unit features bright open design, with south exposure and has an unobstructed breathtaking city and mountain view. Sleek German-made Nobilia Kitchen Cabinetry, Stainless Steel Liebherr & AEG Appliance Package, Quartz Counters with Gas Cooktop, Sunny Living Rm, Bedroom with Walk-in Closet. Stunning 34th floor rooftop amenities with unparalleled views from every vantage point, lounge with media centre, billiards table, and wet bar, also an outdoor kitchen with raised fire-pit, and a sun deck with oversized hot tub. Inside, is a fully equipped fitness area with a private yoga studio, sauna and steam room. Landscaped courtyard on 3rd Floor, 3High Speed Elevators, Guest Suite, Visitor Parking, Concierge & Security. Nearby ride-share, drive-share, private parking lots, street parking, and stall leasing options from other occupants exist.