

211, 1720 10 Street SW  
Calgary, Alberta

MLS # A2169602



**\$311,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	524 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		
<b>Inclusions:</b>	N/A		

Welcome to modern city living within the impressive TEN building, located in the sought after community of Lower Mount Royal! Step inside this second floor suite with an open plan that presents a living area with access to a private patio, dining area with a feature wall and a kitchen that's tastefully finished with quartz counter tops, island/eating bar & plenty of storage. The unit includes a stainless steel appliance package and in-suite laundry. Heated underground parking plus a dedicated assigned storage locker and a separate communal bike storage make this unit perfect for first time homebuyers and investors alike. It's a perfect hands-off investment. Just steps away from the vibrant 17th Ave, this property has many urban conveniences around such as shops & restaurants, public transit, schools, walking pathways & close proximity to downtown and the Bow River. Immediate possession is available! Schedule your tour today to see this exceptionally designed, move-in ready suite in one of Calgary's most desirable neighbourhoods.