

205, 1904 10 Street SW
Calgary, Alberta

MLS # A2183576



\$229,500

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	508 sq.ft.	Age:	1962 (63 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler, Hot Water

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: -

Condo Fee: \$ 361

Basement: -

LLD: -

Exterior: Concrete

Zoning: M-C2

Foundation: -

Utilities: -

Features: Breakfast Bar, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)

Inclusions: None

OPEN HOUSE SUNDAY 1-3pm. Charming one-bedroom suite in the popular "Modella" - perfect for first-time buyers or investors. This is a well-run building in an unbeatable location - 2 blocks off 17th Ave with a walk-score of 98/100 (a walker's paradise where daily errands don't require a car!). Solid concrete building (no PTC) with an elevator. This unit is on the quieter rear side of the building and has the best one bedroom layout in the building: over 500 square feet with access to the bedroom off a hallway, not off the living room. Open plan with stylish, modern finishes and hardwood-laminate floors throughout. Spacious living room is open to the kitchen and features bulkhead lighting and sliding glass doors to a private balcony. Fantastic kitchen with loads of contemporary-style cabinetry, excellent workspace, counter overhang for dining and entertaining, stainless appliances and updated lighting. Bright bedroom with large window and walk-in closet. Stylish bathroom with large-scale tile, generous vanity and combination soaking tub/shower. Entry closet and an additional storage closet. European washer/dryer combo in the suite - there's also a common laundry room in the building. Parking is easy with plenty of on-street options, residential permits and a bike storage room. No short-term rentals allowed. Vacant for quick possession and easy showings.