

705, 901 10 Avenue SW  
Calgary, Alberta

MLS # A2201245



**\$335,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Beltline  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                          |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                 |               |                  |
| <b>Size:</b>     | 585 sq.ft.  | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Fan Coil   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 495 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding   | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Quartz Counters, Recessed Lighting, Soaking Tub |                   |        |

**Inclusions:** None

Centrally located in the Mark on 10th building, this 1 bedroom plus den condo boasts beautiful downtown views! The open plan presents laminate flooring & high ceilings, showcasing the kitchen which is tastefully finished with quartz counter tops, glossy white cabinetry, stainless steel appliances & ample space for a casual dining area. The spacious living room has access to a private balcony with downtown views. A cozy den/office provides the perfect space for a home office set-up. A spacious bedroom with ample closet space, a 4 piece bath & in-suite laundry complete this condo. Other notable features include one titled, secured, heated underground parking stall & an assigned storage locker. Mark on 10th boasts first class amenities, such as a fully equipped fitness centre, sauna, guest suite, gorgeous party room with comfortable seating areas, bar & pool table, a rooftop deck with BBQ facilities, hot tub & firepit. The location can't be beat, walking/biking distance to Bow River pathways & close to 17th Avenue, shopping, public transit & easy walking distance to downtown. Immediate possession is available!