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2013, 1053 10 Street SW
Calgary, Alberta

MLS # A2201654



\$309,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 570

Basement: -

LLD: -

Exterior: Concrete

Zoning: DC

Foundation: -

Utilities: -

Features: Breakfast Bar, Granite Counters, Laminate Counters, Open Floorplan

Inclusions: n/a

Experience the perfect blend of elegance, comfort, and convenience in this very spacious one-bedroom plus den condo, featuring one of the best layouts in the building! It is being sold by the original owner who has always maintained this high floor Vantage Pointe unit with utmost love and care. Designed for both style and functionality, the open-concept interior boasts sleek laminate and tile flooring. The versatile den offers a flexible space perfect for a home office, reading nook, fitness area, or creative studio—tailored to suit your lifestyle. The spacious bedroom features a generous closet and direct access to the bathroom, which also opens to the main area, offering both ensuite and main bath functionality. The modern kitchen is equipped with black appliances, dark-stained cabinetry, and a granite-top breakfast bar, providing ample counter space. It seamlessly flows into the inviting living and dining areas—perfect for both comfort and entertaining. The floor to ceiling windows offer truly breathtaking and unobstructed views like no other of the Bow River, the vibrancy of the city and the enchanting beauty of the Rockies. Just sit back and enjoy the sunsets from the privacy of your own living room. No need to pull the blinds down at any point to protect your privacy from curious neighbors. From the dining area you can step onto your private balcony to take in the sweeping cityscapes and mountain horizons over your morning coffee or a glass of cold beverage. The unit includes secure underground heated parking, as well as in-suite laundry and access to the on-site gym for added practicality. The midtown Calgary CO-OP is next door. You will not need to drive ever again for your groceries. You will be just steps from the hustle and bustle of 17th Avenue where charming shops, various entertainment spots and trendy restaurants for food lovers of all tastes be found.

The proximity of the Bow River walking and biking paths and Prince's Island Park make this the perfect location for anybody who appreciates the variety of the active city lifestyle. Don't miss out on this incredible opportunity—schedule your viewing today!