

# \$339,900 - 2305, 1053 10 Street Sw, Calgary

MLS® #A2237207

**\$339,900**

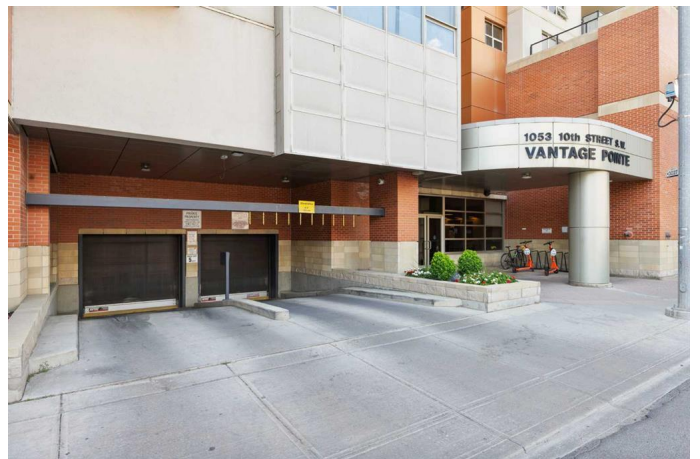
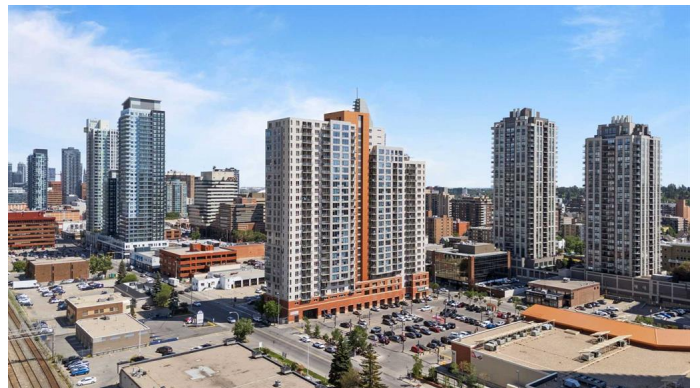
2 Bedroom, 1.00 Bathroom, 740 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Imagine living in your private place in the Sky in this CORNER UNIT (only 1 NEIGHBOUR due to being adjacent to garbage chute) giving you the rare opportunity to enjoy BOW RIVER VIEWS and also MOUNTAIN VIEWS! While natural light floods into your home from the FLOOR TO CEILING WINDOWS, rest assured that the even on the hottest summer days, you can keep cool with your A/C on. As a busy professional, you know the importance of efficiency: from walking to groceries (Co-Op and Community Natural Foods), a quick commute to work in Downtown by LRT in the FREE FARE ZONE (3 mins walk), to an evening stroll with a friend along the BOW RIVER PATHWAYS to stay connected (10 mins walk). Plus your condo fees INCLUDE ALL UTILITIES. There are NO CARPETS and GRANITE COUNTERS inside your home, keeping cleaning simple especially with those with pets or children. For those that want to live here, longer-term stays with a young family are possible with CONNAUGHT SCHOOL (5 mins walk) nearby. For investors looking for a prime unit and location, this is turn key investment. Several convenient Quality of Life amenities in the building, including FITNESS CENTRE, bike storage, underground visitor parking, 24 HOUR SECURITY/CONCIERGE to name a few! Call your favourite Realtor to see for yourself but don't wait!

Built in 2007



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237207          |
| Price          | \$339,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 740               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2305, 1053 10 Street Sw |
| Subdivision | Beltline                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2R 1S6                 |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Snow Removal, Trash, Visitor Parking, Fitness Center               |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground, Private Electric Vehicle Charging Station(s) |
| # of Garages   | 1  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Track Lighting |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings          |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |          |
|--------------|----------|
| Fireplaces   | Electric |
| # of Stories | 26       |
| Basement     | None     |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 4th, 2025  |
| Days on Market | 4               |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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