

**316, 1053 10 Street SW**  
**Calgary, Alberta**

**MLS # A2154048**



**\$329,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	758 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 652
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Track Lighting		

**Inclusions:** Furniture negotiable

CONDO FEES INCLUDE ALL UTILITIES | COMPLETELY UPGRADED SUITE | Wellcome to urban living at its best in this newly renovated 2-bedroom, 2-bathroom corner unit in Calgary's Beltline. Located right next to Midtown Market CO-OP on 10th Ave. This corner suite is unique and has natural light coming from both sides of the building and with floor to ceiling windows there will always be an abundance of natural light. Recently added is luxury vinyl plank flooring, all new paint, carpet, and matching stainless steel appliances. The C-Train is 2 blocks away and allows for quick easy access to all parts of the city. The unit comes with a unique oversize covered balcony so you can enjoy natural gas barbecuing year around. Building amenities include 24hr concierge and security. A fitness room on the 2ND floor, and secure bike storage in the parkade. Also a titled underground heated parking stall.