

**106, 1904 10 Street SW**  
**Calgary, Alberta**

**MLS # A2163956**



**\$209,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	484 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Hardwood

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 355

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to this charmingly renovated 1-bedroom condo, peacefully nestled in a solid concrete building, offering an enviable inner-city location just steps away from the bustling 17th Avenue, teeming with shops and restaurants. Whether you choose to pedal or stroll, you'll find downtown, the Bow River, and its scenic pathways are conveniently within reach. Inside, an open floor plan creates an inviting sense of space, adorned with beautiful hardwood flooring and newer paint! The kitchen is complete with an eating bar, stainless steel appliances, concrete countertops, and modern white cabinetry. The roomy bedroom features a walk-in closet, and the 4-piece bathroom echoes the same design style. For your convenience, there's in-suite laundry, and the building also provides a communal laundry room. Parking is a breeze with plenty of on-street options, exclusive use permits for both residents and visitors, and a dedicated bike storage room right on the main level. The building is efficiently managed and recent improvements include a newer torch-down roof and an energy-efficient 6-stage boiler, contributing to keeping condo fees at a minimum. This impeccably maintained unit not only offers a fantastic location but is also an excellent investment opportunity in Lower Mount Royal, whether you're just starting out or seeking an investment. Don't hesitate to get in touch for a private showing today!