

2301, 901 10 Avenue SW  
Calgary, Alberta

MLS # A2165288



**\$345,888**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	457 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** NA

Experience upscale urban living in this stunning 1-bedroom executive condo located in the vibrant Beltline community. Perfectly designed for comfort and convenience, this condo offers an array of luxurious amenities just steps from the Bow River. **Key Features:** **Stylish Living Space:** Enjoy an open-concept layout with modern finishes, large windows, and abundant natural light, creating a warm and inviting atmosphere. **Titled Parking Space:** This unit has a titled parking space for your convenience, ensuring you always have a spot to call your own. **Resort-Style Amenities:** Indulge in the building's exceptional amenities, including: Hot tub, sauna, and steam room for ultimate relaxation Fully equipped weight room for your fitness routine Two-level lounge, perfect for socializing or working remotely **Extra Assigned Storage Unit:** Additional storage space is included, providing you with plenty of room for all your belongings. **Prime Location:** Enjoy quick commutes to downtown and nearby attractions, with the beautiful Bow River just a short walk away for outdoor recreation. **Community Vibe:** The Beltline is known for its lively atmosphere, featuring an array of restaurants, cafes, and shops, making it one of Calgary's most desirable neighbourhoods. This executive condo offers the perfect blend of luxury, convenience, and location. Don't miss out on this incredible opportunity—schedule a showing today!