

**901, 683 10 Street SW**  
**Calgary, Alberta**

**MLS # A2181316**



**\$299,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	767 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Rubber

**Condo Fee:** \$ 579

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stone

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage

**Inclusions:** N/A

Outstanding city views and a maintenance-free lifestyle await in the amenity-rich Vista West building in the heart of Downtown's west end. Ideally located with the Kerby LRT Station and the downtown free-ride zone right outside the building's entrance. Then come home to a calming sanctuary in this quiet concrete building. This fantastic 1 bedroom plus a den CORNER UNIT has an open and bright floor plan and central air conditioning keeping you comfortable in any season plus is AIRBNB-friendly making it an exceptional investment opportunity. The living room is bathed in natural light from corner windows that only an end unit can provide. A glass railing ensures unobstructed views from the expansive, covered balcony. You can even watch the stampede parade go by from here or enjoy barbeques and time spent unwinding with the city lights as the stunning backdrop. Easily entertain in the well laid out, neutral kitchen with a large peninsula island and unobstructed sightlines for great connectivity. Adjacently the dining area has plenty of room to gather over a delicious meal or a fun game night. Retreat at the end of the day to the spacious bedroom ideally situated near the 4-piece bathroom. A den provides a tucked away work or study space. In-suite laundry and heated underground parking further add to your comfort and convenience. 24-hour security allows for easy peace of mind and ensures no more lost packages! Get your workout in at the well-equipped fitness room or gather with neighbor's and guests in the social room all without having to leave the building. This outstanding location is close to everything - the extensive river walking/biking paths, a huge variety of restaurants and amenities, Cowboys Park (formerly Shaw Millennium Park) and so much more! Truly an unbeatable inner-city location!