

**205, 1904 10 Street SW**  
**Calgary, Alberta**

**MLS # A2183576**



**\$229,500**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler, Hot Water

**Water:** -

**Floors:** Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 361

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

Charming one-bedroom suite in the popular &ldquo;Modella&rdquo;&hellip;perfect for first-time buyers or investors. This is a well-run building in an unbeatable location&hellip;2 blocks off 17th Ave with a walk-score of 98/100 (&ldquo;a walker&rsquo;s paradise where daily errands don&rsquo;t require a car&rdquo;). Solid concrete building (no PTC) with an elevator. This unit is on the quieter rear side of the building and has the best one bedroom layout in the building: over 500 square feet with access to the bedroom off a hallway, not off the living room. Open plan with stylish, modern finishes and hardwood-laminate floors throughout. Spacious living room is open to the kitchen and features bulkhead lighting and sliding glass doors to a private balcony. Fantastic kitchen with loads of contemporary-style cabinetry, excellent workspace, counter overhang for dining and entertaining, stainless appliances and updated lighting. Bright bedroom with large window and walk-in closet. Stylish bathroom with large-scale tile, generous vanity and combination soaking tub/shower. Entry closet and an additional storage closet. European washer/dryer combo in the suite&hellip;there&rsquo;s also a common laundry room in the building. Parking is easy with plenty of on-street options, residential permits and a bike storage room. No short-term rentals allowed. Vacant for quick possession and easy showings&hellip;