

**402, 650 10 Street SW**  
**Calgary, Alberta**

**MLS # A2199694**



**\$374,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Electric Gate, Enclosed, Garage Faces Side, Gated, Guest, Parkad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to the exceptionally well run Axxis! Built by premium builder Bosa, the quality shines through in this quiet, extra sound attenuated concrete gem. This home is located less than half a block from the 7th Ave LRT (start of the "free zone") with a west facing balcony which has a view of the Bow River and offers easy access to the river valley pathways practically at your doorstep. Unit features an open floor plan with a cozy gas fireplace, tile in the entry, kitchen and bath, plus easy to look after engineered hardwood throughout the main living areas and both bedrooms. The corner gas fireplace has been conveniently outfitted with a handy remote for temperature and power. Neutrally painted throughout, the bright kitchen is showcased with a nice sized island, granite countertops, generous cupboard space, under cabinet lighting, and upgraded stainless steel kitchen appliances. The added value dual zone oven with convection features will make cooking a breeze. The dining area showcases a modern lighting feature/ceiling fan (with a remote) for stylish eating and comfort. Both bedrooms are well sized and located on opposite sides of the living space making it perfect to get some distance from your home office (building has multiple high speed internet options), partner, roommate or guests. Plus, check out the high end combination blackout/sheer cellular shade window coverings in both bedrooms. This unit also comes with in-suite laundry, an underground, heated stall plus access to a well equipped exercise room, party room with kitchen facilities, a large, peaceful two level outdoor courtyard with picnic area and open grass terrace retreat, separate bike storage room, along with plenty of secured visitor parking for your guests. Axxis is also pet friendly (with board approval). Such an amazing location - within walking distance to downtown,

groceries, restaurants, Calgary's Bow River pathways, Prince's Island, and Kensington. A stellar walk score of 97! Assigned underground parking stall is #128 plus a separate storage locker (#102) so you'll have room for everything. Get ready to live and play in style by making this lovely West End Downtown condo yours!