

**308, 901 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2201394**



**\$450,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Guest, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Electric, Forced Air

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 611

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Metal Siding

**Zoning:** CC-X

**Foundation:** -

**Utilities:** -

**Features:** High Ceilings, Quartz Counters, Recreation Facilities, Storage

**Inclusions:** n/a

Welcome to #308 at THE MARK: A Perfect Mix of Downtown Living and Outdoor Escape. This 3rd-floor CORNER UNIT offers an ideal blend of luxury and comfort. Newly updated with FRESH PAINT and BRAND-NEW LUXURY VINYL PLANK FLOORING. This 2-bedroom, 2-bathroom condo boasts an OPEN-CONCEPT LAYOUT with 9-FOOT CEILINGS. The EAT-IN KITCHEN features white German-made Nobilia cabinetry, a PREMIUM Liebherr & AEG stainless steel appliance package, gas cooktop, built-in oven, and sleek QUARTZ countertops paired with a neutral backsplash. With FLOOR-TO-CEILING WINDOWS throughout and a spacious living area provides ample natural light while offering privacy between the two bedrooms. The primary bedroom is a peaceful retreat with CITY VIEWS, a generous closet, and a beautiful 3-piece ensuite with a large glass shower. The real show stopper of this home is the 500 sq. ft. BALCONY—perfect for entertaining or simply relaxing while soaking up the sun in this SOUTH-FACING unit. This condo is the ultimate combination of contemporary downtown living and an outdoor oasis. THE MARK offers top tier amenities with ROOFTOP CITY AND MOUNTAIN VIEWS: FITNESS FACILITY with Yoga/Pilates Studio, ROOFTOP HOTTUB, INFRARED SAUNA, STEAM ROOM, WETBAR/LOUNGE/MEDIA CENTRE, BBQ & Fire Pit, HIGH Speed Elevators, GUEST SUITE, VISITOR PARKING, Concierge & Security. Conveniently located near C-TRAIN, Downtown SHOPPING and RESTAURANTS this condo is an absolute must see!