

\$419,900 - 309, 1720 10 Street Sw, Calgary

MLS® #A2107770

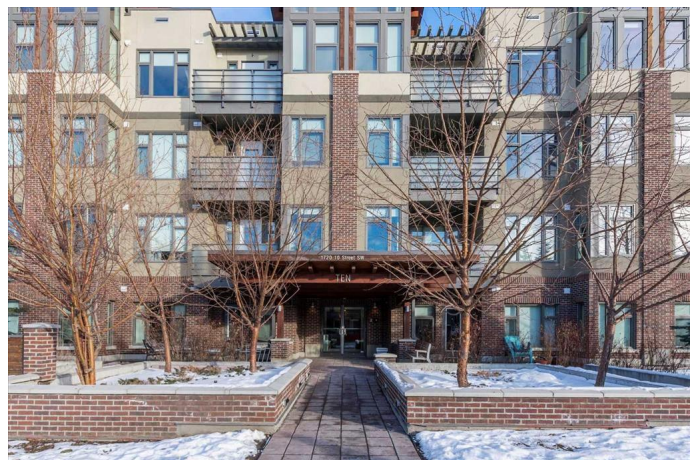
\$419,900

2 Bedroom, 2.00 Bathroom, 799 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Are you looking for an exceptionally located 2-bedroom, 2-bathroom condo? How about one in a newer building that is a corner unit with underground parking? Located steps from the iconic 17th Ave strip, where you will find a host of culinary experiences, vibrant nightlife and local shoppes, this home is in the heart of Calgary. Welcome to TEN in Lower Mount Royal. Arriving, you'll note immediate curb appeal with a modern facade. This home is a corner unit with Southeast exposure allowing for natural light to cascade in. Stepping into the home, you will begin to imagine how you will design your new space. The beautiful kitchen offers two tone cabinetry anchored around an oversized island with quartz countertops with a built in beverage cooler, stainless steel appliances and bountiful built in storage. Though we are almost done with winter, you will enjoy the comfort of heated flooring without the maintenance of carpet, especially in a pet friendly building. Flat painted 9' ceilings and upgraded lighting throughout brings out the modern aesthetic. The primary bedroom overlooks the covered SE facing patio with gas line, and offers dual closets conveniently located beside the 5-piece ensuite. The second bedroom is positioned on the other side of the condo "which is perfect for guests or a home office, as it also has a 3 piece ensuite. Insuite laundry, assigned storage locker and heated underground titled parking complete this wonderful offering. The condo market in



Calgary is moving very quickly – so you will want to call your favourite agent to bring you for a viewing before She Gon™.

Built in 2015

Essential Information

MLS® #	A2107770
Price	\$419,900
Sold Price	\$418,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	309, 1720 10 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E8

Amenities

Amenities	Elevator(s), Secured Parking, Trash
Parking Spaces	1
Parking	Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Parkade, Stall, Underground

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s),

	Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, In Floor, Electric, Radiant
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 4th, 2024
Days on Market	17
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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