

\$239,000 - 301, 1727 10a Street Sw, Calgary

MLS® #A2148906

\$239,000

1 Bedroom, 1.00 Bathroom, 606 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Ultra Affordable End Unit, in a Quiet Concrete Building, situated in Stunning Lower Mount Royal | West Facing Large Balcony | In-suite Laundry | Numerous Updates | Low Condo Fees | Rare In-Unit Storage! We proudly welcome you home to your expansive updated 1-bedroom condo, located steps away from all of the action of 17th Ave (aka "The Red Mile"), yet perfectly situated on a quiet corner in Lower Mount Royal, making this the ideal place to call home for those that work downtown and/or thrive in being close to all of the action. With an amazing walk-score of 97 " it truly doesn't get any better than this! Keep your car parked in your off-street assigned parking spot, because you are literally just steps from all the amazing restaurants, pubs, bars, and coffee shops that are throughout and around 17th Ave & area, and there won't be a need to drive anywhere! Upon entering your new home, you will absolutely fall in love! This home has seen a number of updates, including brand new Luxury Vinyl Plank flooring (installed June 2024). This home also saw an impressive and stylish update to both the kitchen and bathroom, updated tiling as well as updated light fixtures throughout! Upon entering your front door, you have a large entry way " complete with front hall coat closet, and a large storage room. Your updated kitchen leads through to the dining room " a rare find in condos these days " where you will enjoy many delicious meals and games nights



with friends and family, with plenty of natural light shining into your new home, thanks to this home being an end-unit, with extra windows! The large and expansive living room is ready for all your furniture, leaving room to spare! Living rooms of this size and scope do not come on the market often, and you will thoroughly enjoy making this large space your own! Your large bedroom is tucked away, with a linen closet separating it and your updated bathroom. Your bathroom comes complete with a European-style washer/dryer combo! Your outdoor space will become your Outdoor Oasis, with the large & sunny West facing balcony, giving you wonderful views of this amazing neighbourhood! There is an additional laundry option, with a coin-operated laundry room on the lower level of the building. Since the walking score is so great, so is the ability to ride your bike anywhere - and there is even bike storage in this wonderful condominium complex! In addition to your off-site assigned parking spot there is plenty of Free Street Parking, where no permit is required, perfect for when you have friends or family over to explore your new & amazing neighborhood together! Your affordable condo fees include all utilities, except for your electricity, allowing this home to operate on any size of budget or make this the perfect investment property! You can also bring along pets, as this is a Pet Friendly building (w/ condo board approval). There is absolutely everything to love about this home that is situated in a dream location!

Built in 1962

Essential Information

MLS® #	A2148906
Price	\$239,000
Sold Price	\$239,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	301, 1727 10a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3J9

Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Other
Construction	Brick, Concrete

Additional Information

Date Listed	July 14th, 2024
Date Sold	July 25th, 2024
Days on Market	11

Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.