

# \$295,000 - 110, 1720 10 Street Sw, Calgary

MLS® #A2150596

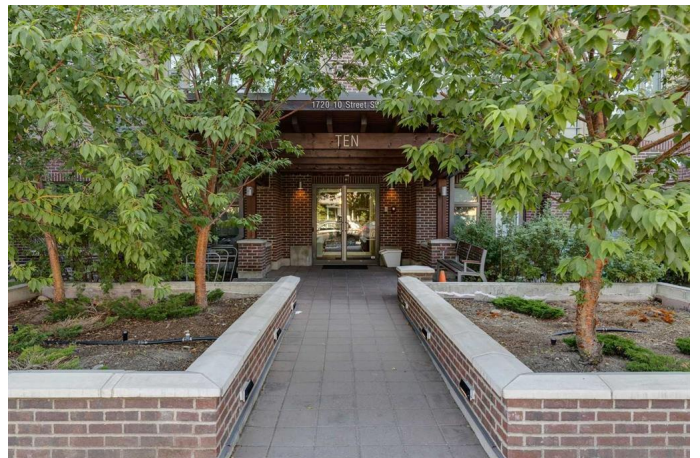
**\$295,000**

1 Bedroom, 1.00 Bathroom, 529 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to the highly sought after TEN Building! This well-maintained pet friendly complex built in 2015 is situated in the heart of Lower Mount Royal. Steps from the vibrancy that 17 Avenue offers with restaurants and bars and one of the best coffee shops Deville outside your front door! This conveniently located ground floor unit provides a dedicated private entrance making it ideal for empty nesters and/or dog owners! The open-concept unit features large east-facing windows providing loads of natural light throughout. Offering low maintenance laminate flooring, 9-foot ceilings and a well-appointed kitchen with upgraded stainless steel appliances, white kitchen cabinets and quartz countertops throughout. A dedicated dining space and kitchen island provides the space you need to host family and friends. The private patio provides a natural gas hookup for convenience. The primary retreat is spacious with double closets leading to the ensuite bathroom. Equipped with a full size washer and dryer and plenty of storage throughout the unit. Heated underground parking plus a dedicated assigned storage locker and separate communal bike storage make this unit perfect for first time homebuyers and investors alike. A well managed complex with a healthy reserve and lower condo fees steps from the river, the Mission district and so much more! Perfect for a cash flowing, hands-off investment that are hard to find in the market today. With soaring rents and lower rates,



secure this unit now before you miss your opportunity!

Built in 2015

### Essential Information

MLS® #	A2150596
Price	\$295,000
Sold Price	\$287,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	529
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	110, 1720 10 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E8

### Amenities

Amenities	Bicycle Storage, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Alley Access, Parkade, Secured, Titled, Underground

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas

Cooling	None
# of Stories	4

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Roof	Metal
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 19th, 2024
Date Sold	September 27th, 2024
Days on Market	70
Zoning	M-C2
HOA Fees	0.00

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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