

\$250,000 - 204, 1727 10a Street Sw, Calgary

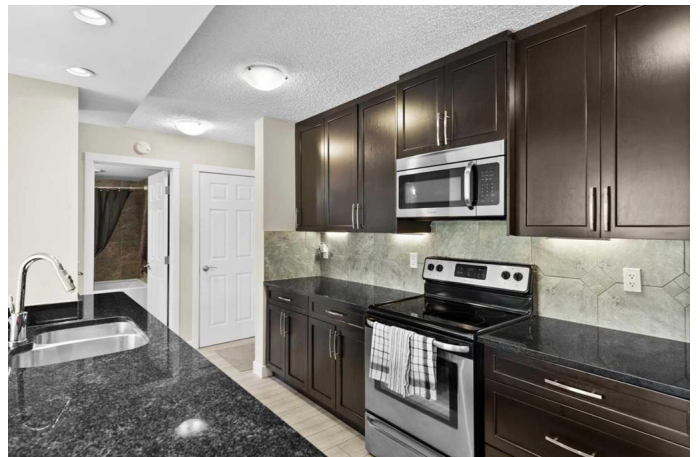
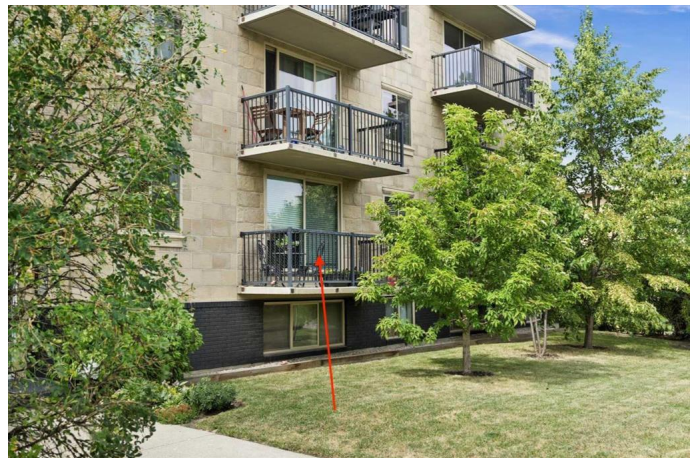
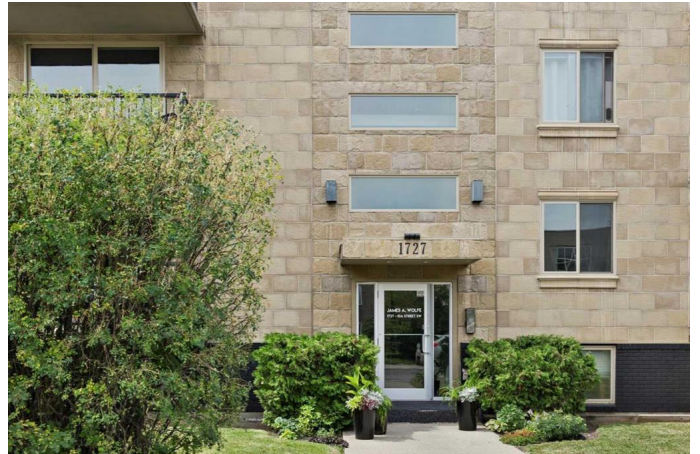
MLS® #A2157366

\$250,000

1 Bedroom, 1.00 Bathroom, 496 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to this spacious, and tastefully updated 1-bedroom condo with low condo fees nestled in the heart of desirable Lower Mount Royal. This stylish condo is only steps away from the vibrant 17th Avenue or Red Mile offering a terrific blend of lively city living and a peaceful retreat. Leave your car parked in the dedicated parking stall and explore the endless options of restaurants, pubs, and caf  s right outside your door. This property and location are ideal for savvy investors, young professionals, first time home buyers, and empty nesters! Inside, you       be welcomed by a thoughtfully designed and sun filled living space that exudes comfort and modern elegance. A spacious foyer complete with a storage room and front hall closet greets you to almost 500 square feet of impeccably maintained living space with brand new (2024) designer influenced laminate flooring throughout. The generously sized kitchen is a chefs dream and features a newer premium stainless steel appliance package including an overhead microwave oven. Espresso-stained full height cabinetry is in abundance and features under cabinet lighting, pots and pan drawer storage, and built in recycle and waste solutions. Galaxy black granite counters are plentiful and are complimented with a chic backsplash. Fridge (2020), Dishwasher (2023). Adjacent to the kitchen is the large family room that is filled with natural lighting from the large sliding balcony doors. This is a great space to watch your favourite team or the newest



release. Enjoy a morning cup of coffee or warm summer evenings on the large street facing balcony. The bedroom is situated for privacy and will easily accommodate large bedroom furniture. This room is complete with a closet organizer and upgraded lighting with a built-in fan for ideal temperature control. The updated 4-piece bathroom is characterized with a deep soaker tub and matching granite counters. The unit is equipped with a European-style washer/dryer combo for added convenience. Additionally, the unit has access to leased storage in the hallway, and the concrete built building offers a coin-operated laundry facility and secure bike storage, making it easy to take advantage of the area's bike-friendly streets. With plenty of free street parking nearby, your guests will always have a place to park as you explore this vibrant neighbourhood together. The affordable condo fees cover all utilities except electricity, making this home budget-friendly and an excellent investment opportunity. Plus, this pet-friendly building welcomes your furry companions (with condo board approval), so you can truly feel at home. This condo offers everything you could want in a prime location—don't miss your chance to experience the best of Lower Mount Royal living!

Built in 1962

Essential Information

MLS® #	A2157366
Price	\$250,000
Sold Price	\$240,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	496
Acres	0.00

Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	204, 1727 10a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3J9

Amenities

Amenities	Coin Laundry, Parking, Storage
Parking Spaces	1
Parking	Assigned, Paved, See Remarks, Stall

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Window Coverings
Heating	Baseboard, Ceiling, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	August 16th, 2024
Days on Market	3
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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