

\$349,900 - 2601, 901 10 Avenue Sw, Calgary

MLS® #A2174319

\$349,900

1 Bedroom, 1.00 Bathroom, 469 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

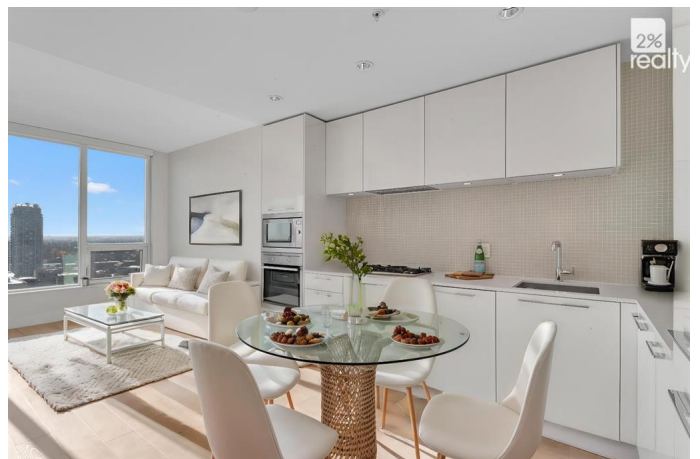
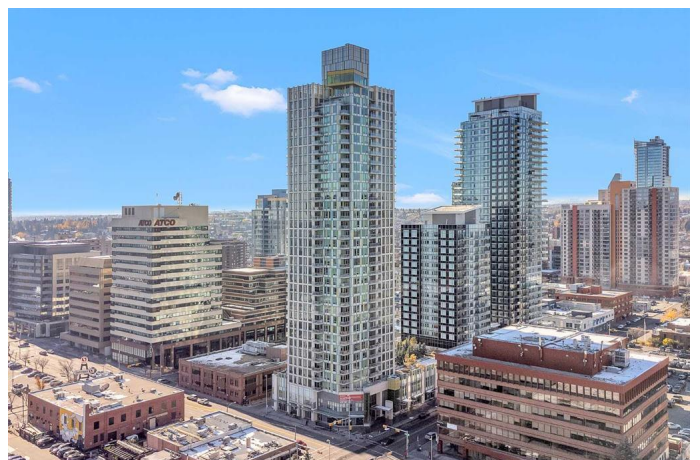
MARK on 10th by Qualex Landmark - Perfectly located just 400 meters from a C-Train station and 700 meters from the vibrant 17th Avenue Entertainment District, with beautiful parks nearby. Enjoy some of the most impressive high-rise amenities available in Calgary!

This sunny 26th-floor corner unit boasts a south-facing floor plan with unobstructed views of the mountains and downtown Calgary.

Lovingly occupied by the original owner since opening, this upscale contemporary unit features an open floor plan, air conditioning, 9-foot ceilings, and a wall of windows leading to a south-facing enclosed balcony. It showcases German-made Nobilia cabinets, quartz countertops, and premium stainless steel Liebherr & AEG appliances, including a gas cooktop, dishwasher, and full-size washer and dryer.

The bedroom boasts a spacious walk-through closet that leads to the stylish bathroom, complete with sleek Nobilia flat-panel cabinets, a circular sink, wall-mounted faucets, and a generous quartz vanity. This unit also includes a titled parking stall conveniently located on P2 and a corner storage locker on the second floor.

Experience incredible amenities on the 34th floor, offering breathtaking 360-degree views. Relax in the owners' lounge with a kitchen,



games area, study space, a large outdoor patio with a fire pit and BBQ, a rooftop hot tub, sauna, steam room, lockers, showers, and a fully equipped gym.

Enjoy the massive podium-level gardens on the third floor, creating a private park for you and your guests. A beautiful guest suite is also available for booking on the third level.

The impressive two-story lobby features work by acclaimed artist Douglas Coupland, parcel lockers for convenient and quick package pickup, professional concierge service from 8 AM to 6 PM, and 24-hour security.

This high-rise building boasts a resilient steel frame combined with concrete throughout, offering superior durability and structural integrity compared to traditional wood construction. This combination enhances fire resistance, provides excellent sound insulation, and ensures a longer lifespan, making it a smart choice for both residents and investors.

The condo fee (\$407.59) covers everything except electricity and internet (free internet and cable TV are available on the amenities level).

Built in 2016

Essential Information

MLS® #	A2174319
Price	\$349,900
Sold Price	\$345,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	469
Acres	0.00

Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2601, 901 10 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0B5

Amenities

Amenities	Elevator(s), Party Room, Recreation Facilities, Recreation Room, Sauna, Spa/Hot Tub, Trash, Visitor Parking, Fitness Center, Guest Suite, Parking, Roof Deck, Secured Parking, Service Elevator(s), Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Built-in Features, High Ceilings, Recessed Lighting
Appliances	Dishwasher, Washer/Dryer Stacked, Built-In Refrigerator, Built-In Oven, Gas Cooktop, Microwave, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	34

Exterior

Exterior Features	Barbecue, Fire Pit, Garden, Outdoor Kitchen
Construction	Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 13th, 2024
Days on Market	20
Zoning	CC-X

HOA Fees 0.00

Listing Details

Listing Office 2% Realty

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