

# \$319,900 - 307, 1904 10 Street Sw, Calgary

MLS® #A2177128

**\$319,900**

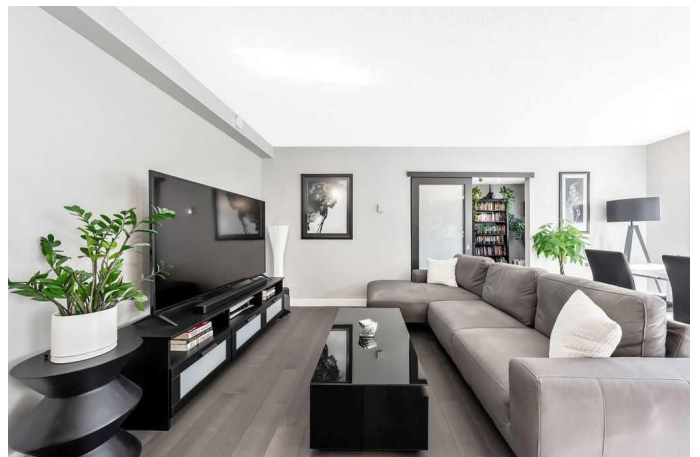
2 Bedroom, 1.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This stunning two-bedroom condo has been meticulously maintained and is perfectly positioned in the vibrant neighborhood of Lower Mount Royal. With nearly 900 Sq Ft of open living space, this third-floor unit provides a picturesque south-facing view on a quiet tree lined street. Located just minutes from 17th Avenue, you will enjoy the convenience of shopping, a variety of restaurants, pubs, coffees shops, boutique stores and other attractions, making this an ideal location for those seeking an active and lively lifestyle. Boasting modern matte hardwood floors throughout, a sleek kitchen with ample cabinet space, and a grand central island, the unit is designed to impress. The expansive living room is bathed in natural light and offers versatility for different furniture arrangements. Two large bedrooms are positioned on opposite sides of the suite providing enhanced privacy. The primary bedroom is spacious and features two generous closets, while the secondary bedroom includes a substantial walk-in closet, perfect for extra storage. The private balcony offers a quiet place to soak up the sun all year round.

The Modella is a highly sought-after and well maintained concrete building, boasting a newly installed elevator and has no post-tension cables. The unit comes with an in-suite washer/dryer combo and access to a shared building laundry room. Additional perks include a covered, assigned parking stall and secure bicycle storage.



Lower Mount Royal offers exceptional walkability to downtown Calgary and 17th Avenue. Ideal for first-time buyers, downsizers, or investors. Amazing location, spacious floor plan, private balcony, and covered parking, what more could you ask for? Book your private viewing today!

Built in 1962

### Essential Information

MLS® #	A2177128
Price	\$319,900
Sold Price	\$328,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	890
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	307, 1904 10 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3G1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Laundry, Parking
Parking Spaces	1
Parking	Off Street, Stall, Covered

### Interior

Interior Features	Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Balcony
Roof	Flat Torch Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	November 3rd, 2024
Date Sold	November 15th, 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„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.