



# 1727 10A Street Calgary Alberta

\$239,000

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 living space your own! Your large bedroom is tucked away, with a linen closet...

Other 8.83 Ft x 3.50 Ft

Storage 4.92 Ft x 3.08 Ft

4pc Bathroom 10.17 Ft x 7.58 Ft

Primary Bedroom 14.50 Ft x 8.92 Ft

Living room 12.50 Ft x 15.00 Ft

Dining room 7.33 Ft x 8.67 Ft

Kitchen 6.33 Ft x 6.83 Ft

Listing Presented By:



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<https://soldbyshawne.c21.ca/>



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