



1727 10A Street Calgary Alberta

\$199,888

Beautifully updated and move-in ready, this stylish home in the James A Wolfe building pairs modern design with an exceptional Lower Mount Royal location. A \$75,000 renovation a few years ago created a warm, contemporary interior where wide-plank flooring, designer lighting and a neutral colour palette establish a cohesive atmosphere. An open floor plan enhances daily living and entertaining, anchored by a chef's kitchen appointed with granite countertops, upgraded Whirlpool appliances, full-height cabinetry and a generous centre island that encourages gathering and easy conversation. The adjacent living room offers space to relax, while a large patio slider opens to a covered balcony that extends the living area outdoors for summer barbeques, morning coffees and weekends unwinding with impressive downtown views. A spacious bedroom enjoys natural light and quiet comfort, matched by a stylish 4pc bathroom featuring modern finishes. Upgraded in-suite laundry with a Bosch washer and dryer adds additional convenience. Concrete building construction contributes to a peaceful environment along with the advantage of bike storage and the unit includes what may be the best extra-large end corner parking stall in the complex, offering ease and flexibility for larger vehicles. Reasonable condo fees support well-managed building operations. The setting places you steps from the energy of 17th Ave where boutique shops, cozy cafes, restaurants and pubs create a vibrant streetscape. Walk or bike to downtown, explore nearby pathways along the Bow River or reach MRU in minutes by car. This is an opportunity to enjoy a refined, urban lifestyle in one of Calgary's most sought-after inner-city neighbourhoods! (id:6769)

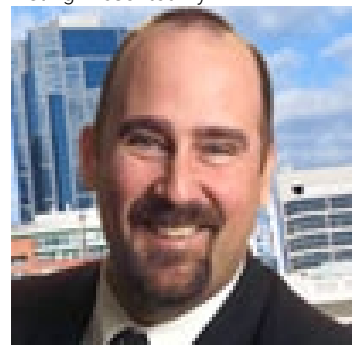
Other 13.42 Ft x 8.00 Ft

Living room 11.50 Ft x 9.42 Ft

Primary Bedroom 10.17 Ft x 10.67 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Blue Sky

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca