



1904 10 Street Calgary Alberta

\$249,900

This one bedroom, one bathroom condo is in CONCRETE building with a healthy reserve fund. Located on a charming, tree-lined street in the heart of Lower Mount Royal, this well-designed condo delivers the walkable lifestyle everyone wants. Just two blocks from vibrant 17th Ave SW and steps to the #2 bus route, you can leave the car parked and save the commute stress for someone else. The living room features expansive WEST-facing windows that open to a well sized balcony--perfect for a BBQ and lounge seating. Mature trees create natural privacy and shade, making it a true outdoor extension of your living space. The kitchen is smartly configured with ample cabinetry, full-height uppers, a breakfast bar and stainless-steel appliances, (NEW FRIDGE in 2025) and recently REFINISHED COUNTERTOPS and NEW BACKSPLASH. The bedroom includes a large walk-in closet and a sliding privacy-glass door. Hardwood floors and recessed lighting run throughout, with NEW TRACK LIGHTING recently installed. You'll also appreciate the in-suite European washer plus extra storage. The building is concrete, equipped with an elevator, secure bike storage and shared laundry, and does not permit short-term rentals, keeping things peaceful for residents. An assigned parking stall is included, and the area qualifies for residential street parking permits for just \$45/year. Quick access to Downtown, the Beltline, U of C, Mount Royal University, Stampede Park and the new BMO Event Centre. With condo fees less than \$360 this unit is sure to impress. (id:6769)

Kitchen 11.00 Ft x 8.50 Ft

Foyer 5.58 Ft x 2.92 Ft

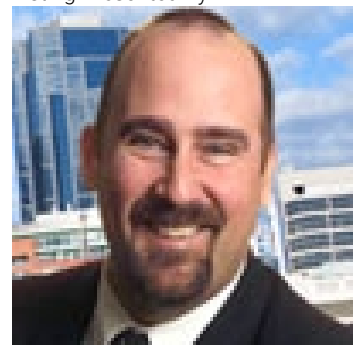
Living room 13.58 Ft x 10.33 Ft

Laundry room 2.42 Ft x 2.17 Ft

Primary Bedroom 12.25 Ft x 9.92 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Listing Presented By:



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