



1904 10 Street Calgary Alberta

\$249,900

Welcome to The Modella, a charming boutique building tucked away on a quiet, tree-lined street in the heart of Lower Mount Royal, one of Calgary's most desirable inner-city communities. This beautifully appointed former show suite offers 557 sq. ft. of thoughtfully designed living space, perfect for first-time buyers, young professionals, or investors seeking a stylish, turnkey property in an unbeatable location. From the moment you step inside, you'll appreciate the bright, open-concept layout and the warm, modern finishes throughout. The upgraded wide-plank hardwood flooring, sleek white cabinetry, granite countertops, and elegant glass-tile backsplash create a clean, contemporary kitchen that feels both functional and inviting. The living and dining area flows seamlessly and opens onto a private balcony, ideal for morning coffee, evening relaxation, or summer barbecues. Even better, the Samsung TV package and custom-built-in wall unit are included, making this a true move-in-ready opportunity. The spacious bedroom is filled with natural light and features custom recessed lighting, a full-height closet system, and large windows that create a comfortable and serene retreat. The stylish four-piece bathroom offers a deep soaker tub, updated fixtures, and timeless finishes that add to the home's overall appeal. Additional highlights include in-suite laundry, a well-managed and pet-friendly building, and residential parking permit availability for only \$45 per year. Just steps from 17th Avenue, you'll love having Calgary's best restaurants, cafes, shops, and nightlife right outside your door while still enjoying the peaceful feel of a residential street. This is a rare opportunity to own a sophisticated, low-maintenance inner-city home in a premium location, ideal for both lifestyle and long-term value. Inner-City LIVING AT ITS finest!!! (id:6769)

Kitchen 13.50 Ft x 6.17 Ft
 Dining room 11.00 Ft x 7.50 Ft
 Living room 13.83 Ft x 12.33 Ft

Laundry room 2.42 Ft x 1.92 Ft
 Primary Bedroom 13.83 Ft x 12.33 Ft
 4pc Bathroom 7.83 Ft x 4.75 Ft

Listing Presented By:



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

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