

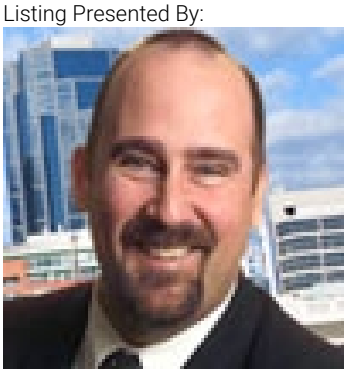
1904 10 Street Calgary Alberta

$249,000

FORMER SHOW SUITE IN THE MODELLA | UPGRADED HARDWOOD, GRANITE & GLASS-TILE KITCHEN | PRIVATE BALCONY | IN-SUITE LAUNDRY | TV PACKAGE & BUILT-IN WALL UNIT INCLUDED | PET-FRIENDLY BUILDING | QUIET TREE-LINED STREET STEPS TO 17TH AVENUE IN LOWER MOUNT ROYAL. A show suite finish at an entry-level price, on a quiet residential street one block from the best of 17th Avenue. The Modella is a charming boutique building in Lower Mount Royal, and this 557-square-foot suite was its former show suite, so the upgrades are already here: wide-plank hardwood flooring, sleek white cabinetry, granite countertops and an elegant glass-tile backsplash in a clean, contemporary kitchen. The bright open-concept living and dining area opens onto a private balcony for morning coffee and summer barbecues, and the Samsung TV package and custom built-in wall unit are included. The spacious bedroom is filled with natural light and features custom recessed lighting and a full-height closet system. The stylish 4-piece bathroom offers a deep soaker tub and updated fixtures. In-suite laundry and a well-managed, pet-friendly building complete the package. Step out to Calgary's best restaurants, cafes, shops and nightlife, then come home to the peaceful feel of a tree-lined street. Turnkey, low maintenance and in a premium inner-city location: an easy first home or a strong long-term hold. (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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