

# \$315,000 - 805, 1053 10 Street Sw, Calgary

MLS® #A2246442

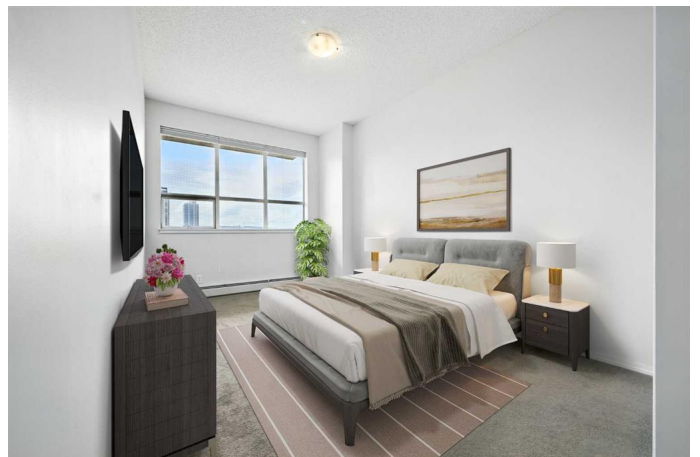
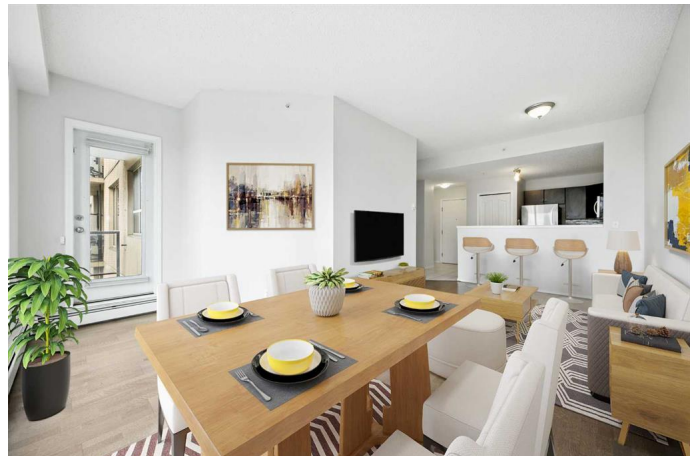
**\$315,000**

2 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Imagine living in this CORNER UNIT (only 1 NEIGHBOUR due to being adjacent to garbage chute) with recent updates: STAINLESS STEEL APPLIANCES, new bathroom (soaker tub, tile, vanity w/ QUARTZ), and Kitchen QUARTZ COUNTERS. Exceptional natural light floods from FLOOR TO CEILING WINDOWS, especially for those that WORK FROM HOME. As a busy professional, you know the importance of efficiency: from walking to groceries (Co-Op and Community Natural Foods), a quick commute to work in Downtown by LRT in the FREE FARE ZONE (3 mins walk), to an evening stroll with a friend along the BOW RIVER PATHWAYS to stay connected (10 mins walk). Plus your condo fees INCLUDE ALL UTILITIES. The OPEN CONCEPT For those that want to live here, longer-term stays with a young family are possible with CONNAUGHT SCHOOL (5 mins walk) nearby. For investors looking for a prime unit and location, this is turn key investment. Several convenient Quality of Life amenities in the building, including FITNESS CENTRE, bike storage, 4 ELEVATORS, underground visitor parking, 24 HOUR SECURITY/CONCIERGE to name a few! Call your favourite Realtor to see for yourself but don't wait!



Built in 2007

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246442          |
| Price          | \$315,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 743               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 805, 1053 10 Street Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 1S6                |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                   |
| Parking        | Heated Garage, Parkade, Stall, Underground, Gated                                                   |
| # of Garages   | 1                                                                                                   |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                           |
| Cooling           | None                                                                                                             |
| # of Stories      | 26                                                                                                               |
| Basement          | None                                                                                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | DC (pre 1P2007)  |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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