



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

515, 1053 10 Street SW
Calgary, Alberta

MLS # A2297413



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 669
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Hood Fan, Light Pictures

2 BED 2 BATH | CORNER UNIT | SOUTH-WEST FACING | TITLED UNDERGROUND PARKING | CONCIERGE & AMENITIES

Welcome to elevated inner-city living in this stylish 2-bedroom, 2-bathroom WEST-facing corner unit in the heart of the Beltline. Recently updated with brand-new Luxury Vinyl Plank flooring, this home features 9-foot ceilings throughout, offering a modern, low-maintenance lifestyle perfect for busy professionals. One of the best layouts in the building, the smart floorplan places the primary bedroom and second bedroom on opposite sides of the unit, with the kitchen and living room in between—creating ideal separation and privacy for roommates, guests, or a home office setup. The living room enjoys south and west exposure and the balcony faces west—making this an exceptionally bright, sun-filled home throughout the day. The open-concept living space is flooded with natural light from wall-to-wall windows and showcases beautiful west-facing views and stunning sunsets. Step outside to your rare oversized balcony (13 ft x 8 ft), significantly larger than most in the building, offering the perfect space to relax, entertain, or enjoy warm summer evenings. The contemporary kitchen features granite countertops, stainless steel appliances, and a convenient breakfast bar for casual dining or hosting friends. The spacious primary bedroom includes a private 3-piece ensuite, while the second bedroom is generously sized and positioned beside a full second bathroom. In-suite laundry adds everyday convenience. This home includes secure underground parking, and condo fees cover all utilities—gas, water, and electricity—providing exceptional value and predictable monthly costs. Located just steps from grocery shopping (including Co-op), cafés, restaurants, nightlife, transit, and downtown offices, this location is ideal for

professionals who want to live, work, and play without the commute. Stylish upgrades, an unbeatable layout, west-facing views, and a standout balcony—this is Beltline living done right.