



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1701, 650 10 Street SW  
Calgary, Alberta

MLS # A2303735



**\$299,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown West End                  |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 955 sq.ft.                         | Age:   | 2000 (26 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                        |
|-------------|------------------------|
| Heating:    | Baseboard              |
| Floors:     | Ceramic Tile, Laminate |
| Roof:       | -                      |
| Basement:   | -                      |
| Exterior:   | Concrete, Stucco       |
| Foundation: | -                      |
| Features:   | Kitchen Island         |

|            |                 |
|------------|-----------------|
| Water:     | -               |
| Sewer:     | -               |
| Condo Fee: | \$ 755          |
| LLD:       | -               |
| Zoning:    | DC (pre 1P2007) |
| Utilities: | -               |

Inclusions: n/a

Welcome to the Seventeen Floor Corner Unit Facing South & West in the Wonderful Axxis Building. Bright Living room with Gas Fireplace. Spacious Dining Room leads out to the West Facing Balcony. Very Functional Kitchen has a Quartz Island. In-Suite Storage and Stacked Washer/Dryer. Tile in Entrance, Kitchen and the Main Bathroom & Ensuite Bathroom. Laminate Flooring in the Living Room, Dining Room, Hallways and the 2 Generous Sized Bedrooms. No Carpet in this Apartment!!! Building has a great Fitness Centre, a Party Room with Full Kitchen for Larger Gatherings, Gated Visitor Parking, Bike Storage and a Fantastic Outdoor Area on Two Levels. This Home is close to the River, Bike & Walking Pathways, C-Train, Shopping and Dining... See All the Terrific Things that West Downtown has to Offer!!!