



GRASSROOTS
REALTY GROUP

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**2507, 1053 10 Street SW
Calgary, Alberta**

MLS # A2303812



\$338,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: None

Experience elevated inner-city living at Vantage Pointe, located in Calgary's vibrant Beltline district. This 25th-floor sub-penthouse executive suite has undergone a comprehensive, no-expense-spared professional renovation. Never lived in since completion in April 2026, it offers a truly brand new home experience with breathtaking, unobstructed mountain, river, and city views. The seamless open-concept kitchen is redesigned for the modern professional, featuring custom semi-gloss cloud white cabinetry, a chic tile backsplash, and sleek quartz countertops. Equipped with a massive 16-gauge chef-style stainless steel sink and a full suite of brand new (April 2026) stainless steel appliances — including a range stove, microwave hood fan, and high-efficiency in-suite washer and dryer — all untouched and ready for their first use. The entire residence is finished with premium 8mm luxury vinyl plank flooring paired with superior acoustic underlay (75 IIC / 78 STC rating), delivering unmatched quiet and privacy. The sophisticated aesthetic is completed by designer lighting, modern deco-style switches, and elegant 4-inch baseboards throughout. Step out onto your private balcony to enjoy fresh air and expansive city vistas. This move-in ready residence is perfect for the discerning homeowner or as a high-end turnkey investment. Residents enjoy direct access to a fully equipped 2nd-floor fitness centre, 24-hour concierge service, and titled heated underground parking. All-inclusive condo fees cover heat, water, electricity, and gas. Titled heated underground parking on P1, positioned within the first 12 stalls from the entrance ramp — one of the most coveted spots in the building. Skip the congestion of lower-level parking and enjoy near-immediate access to the street, saving you valuable time every day.. Ideally located with convenient

access to the +15 Skywalk System and just blocks from the Bow River pathways. Within the walk zone for the prestigious Western Canada High School, and surrounded by Beltline's best dining, cafés, and retail — this rare sub-penthouse delivers luxury, location, and lifestyle all in one. **Some images have been virtually/digitally staged to illustrate possible furnishings and layout.