



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1705, 683 10 Street SW  
Calgary, Alberta

MLS # A2313616



**\$359,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown West End                  |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 838 sq.ft.                         | Age:   | 2002 (24 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | Back Lane, Paved, Rectangular Lot  |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Breakfast Bar, Built-in Features, Elevator, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 712

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** none

Perched on the 17th floor, this exceptional 2-bedroom, 2-bathroom residence offers breathtaking million-dollar mountain and river views. Featuring an open-concept layout, the unit showcases a beautifully renovated gourmet kitchen complete with sleek white quartz countertops, a breakfast bar, premium stainless steel appliances, and an abundance of soft-close cabinetry and drawers. The bright and spacious living room is flooded with natural light and provides the perfect setting to relax while enjoying the spectacular panoramic views. The generous primary bedroom features custom built-in organizers in the walk-through closet and a private 3-piece ensuite. The second bedroom is also well-sized, ideal for guests, family, or a home office. A 4-piece main bathroom and convenient in-suite laundry complete the interior. Residents enjoy access to excellent building amenities, including a fitness centre and party room. The unit also includes titled underground parking and central air conditioning for year-round comfort. Stunning views can be enjoyed not only from the living area, but from both bedrooms as well. Ideally situated in a highly convenient downtown location, just steps from the C-Train station with free fare access within the city core, Shaw Millennium Park, the Bow River, and Eau Claire Park. Surrounded by restaurants, shopping, and entertainment, this is urban living at its finest. Don't miss this incredible opportunity!