



**GRASSROOTS**  
REALTY GROUP

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1615, 1053 10 Street SW  
Calgary, Alberta

MLS # A2314135



**\$329,900**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Beltline                            |        |                   |
| Type:     | Residential/High Rise (5+ stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 793 sq.ft.                          | Age:   | 2005 (21 yrs old) |
| Beds:     | 2                                   | Baths: | 2                 |
| Garage:   | Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |                                                                                   |            |                 |
|-------------|-----------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard                                                                         | Water:     | -               |
| Floors:     | Vinyl                                                                             | Sewer:     | -               |
| Roof:       | -                                                                                 | Condo Fee: | \$ 655          |
| Basement:   | -                                                                                 | LLD:       | -               |
| Exterior:   | Brick, Concrete, Metal Siding                                                     | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                                 | Utilities: | -               |
| Features:   | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |            |                 |

Inclusions: n/a

This 16th floor condo in the clouds let's you soak in the gorgeous rocky mountain views by day and the glowing downtown skyline by night. This move in ready 2 bed, 2 bath \*almost\* 800 sq ft corner unit condo is filled with natural light thanks to large windows and South and Western exposures. Breathtaking sunsets and twinkling city lights views will never get old from this 'Vantage Point' (that's the name of the building!). The open-concept layout makes everyday living convenient and entertaining effortless. The living room is bright and inviting and flows into a functional kitchen with a breakfast bar and yes there is room for a table. Step outside onto the generously sized covered balcony where you can enjoy morning coffee, dine al fresco (it's a great place to BBQ), unwind in the fresh air and take in your urban surroundings. You'll find 2 great sized bedrooms, including a primary retreat with its own private 3pc ensuite and a 2nd bedroom with easy access to another full 4pc bathroom making this floor plan ideal for roommates and hosting guests. Timeless vinyl plank flooring runs throughout the unit and in suite laundry means laundry day can be whenever you decide. BONUS: Your condo fees take care of the essentials: electricity, heat, and water/sewer, all rolled in (condo fee is the unit + stall). The ideally located building is the epitome of a 'lock it and leave it' lifestyle with 24-hour concierge/security services onsite so you have peace of mind while you getaway. The building features a fully equipped fitness center, offers bike storage and your own secure, titled underground parking stall meaning no more scraping your windshield in freezing temperatures - it's roomy enough to park your truck. When it comes to location, it doesn't get much better: the grocery store is literally steps away, and you're surrounded by some of the

Calgary's best restaurants, coffee shops, pubs, boutiques and nightlife meaning you will always have something to do. Commuting is easy with the c-train and major roadways just minutes away. Add in the nearby River pathways for biking or walking, plus the vibrant energies from trendy neighbouring downtown districts like Kensington, and you've got the recipe for a truly magical inner-city lifestyle. Come check it out for yourself!