



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

701, 683 10 Street SW
Calgary, Alberta

MLS # A2316040



\$295,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	990 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 827
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities		

Inclusions: N/A

NEW FLOORING, VACANT, CLEANED & READY FOR IMMEDIATE POSSESSIONThis fully renovated 2-bedroom, 2-bathroom suite blends modern luxury with everyday comfort. The heart of the home is a beautifully updated kitchen featuring premium granite countertops, deep designer sinks, and sleek stainless steel appliances, perfect for both entertaining and quiet nights in. The same level of craftsmanship continues into the bathrooms, where you'll find elegant finishes and a fully tiled spa-inspired space that feels clean, refined, and timeless. Every detail has been thoughtfully considered. Enjoy the convenience of a spacious in-suite storage room, insuite washer & dryer, along with generous closet space in both bedrooms, rare and incredibly practical. Comfort is year-round thanks to a brand new high-efficiency furnace and heat pump, offering both warmth in the winter and cooling in the summer. The lifestyle here is just as impressive. You'll have a titled, highly desirable, heated underground parking stall, plus access to upgraded building amenities including a fully equipped gym, and a stylish games and lounge room, ideal for relaxing or hosting guests. The location is hard to beat, with easy access to the Bow River pathways, you're steps away from scenic walks, biking, and outdoor living. Commuting is effortless with nearby C-Train access, connecting you seamlessly to the rest of the city. This is more than a home, it's a polished, move-in-ready lifestyle in a location that truly delivers