



GRASSROOTS
REALTY GROUP

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804, 650 10 Street SW
Calgary, Alberta

MLS # A2319444



\$269,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 603
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Garbage Collection, Sewer Con
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		

Inclusions: Extra storage Armour in Primary Bedroom

Bright and airy, this one-bedroom-plus-den apartment is as spacious as many 2-bedroom units. This home offers exceptionally good value as either an investment opportunity or a starter home. For someone who wants the convenience of being in the heart of Calgary's downtown West End, within walking distance to the C-train, No Frills, the downtown CO-OP, coffee shops, a large array of restaurants and a scenic expanse of bike paths along the Bow River walkway, this unit has it all. The unit itself is bright and open with a kitchen and breakfast bar, a large dining and living area, featuring an expansive wall of windows and an inviting, corner tile-faced fireplace. From both this area and the primary bedroom, you have access to the Den/Office/Sunroom. This extra living space is unique and inviting. With an abundance of windows, it is saturated with loads of natural light. The flooring consists of a neutral, sandy-coloured chestnut laminate for the entire living area, tiles in the front entrance, kitchen, and den, and carpet in the large bedroom. The unit also features in-suite laundry, one assigned underground parking stall and extra storage, all completely enclosed to ensure privacy for your contents. The Axxis is a well cared for building that includes security, a generous amenity/ party room, a gym, a spacious outside living area, and a designated space for any deliveries you have coming. Rare and seldom available at such a desirable price point, this is an exceptional opportunity for anyone who'd love to become a homeowner and step away from contributing to someone else's investment portfolio. Book your showing today!