

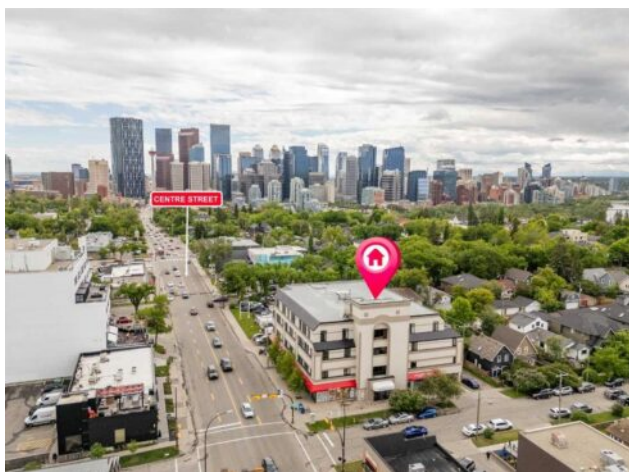


GRASSROOTS
REALTY GROUP

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404, 103 10 Avenue NW
Calgary, Alberta

MLS # A2322244



\$325,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,432 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,068
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Shelving unit in living room

Welcome to 404, 103 10 Avenue NW. A refreshed TOP-FLOOR condo in Crescent Heights offering OVER 1,400 SQ FT of inner-city living space. This 2-BEDROOM, 2-BATHROOM home is a great option for buyers who want the convenience of condo living without the small-condo feel. The spacious OPEN CONCEPT main living area gives you room for proper furniture placement, dining, and everyday living, while the UPDATED LVP FLOORING, WHITE QUARTZ COUNTERTOPS, and PAINTED WHITE CABINETRY create a cleaner, more modern feel throughout. The primary bedroom is generously sized and includes a WALK-IN CLOSET and PRIVATE ENSUITE. The second bedroom adds flexibility for a HOME OFFICE, guest room, roommate setup, or additional storage. Located just north of downtown, you're close to TRANSIT, RESTAURANTS, PARKS, PATHWAYS, SHOPPING, and the core. With Tokyo Street Market, Milk Ice Cream, and Sought and Found Coffee Roasters just across the street. Complete with IN-SUITE LAUNDRY and PARKING, this is a practical inner-city option with the kind of square footage that is getting harder to find.