



GRASSROOTS
REALTY GROUP

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306, 650 10 Street SW
Calgary, Alberta

MLS # A2324879



\$300,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garburator		

Welcome to Unit 306 in the highly desirable AXXIS building, where comfort, convenience, and vibrant downtown living come together. This spacious 2-bedroom, 2-bathroom condo offers a bright, open-concept layout designed for both everyday living and entertaining. Large windows fill the home with natural light, while the inviting living room flows seamlessly onto a private balcony—an ideal spot to enjoy your morning coffee or unwind after a busy day. The functional kitchen features ample cabinetry, generous counter space. The thoughtfully designed split-bedroom layout provides excellent privacy, making it perfect for roommates, guests, or those working from home. The spacious primary suite includes a spacious closet space and a 4-piece en-suite, while the second bedroom is conveniently located near the second full bathroom. In-suite laundry, assigned underground parking, and an assigned storage locker, providing added convenience and functionality. Residents of AXXIS enjoy outstanding amenities, including a fitness centre, party room, recreation/lounge area, and beautifully maintained common spaces. A perfect location in the vibrant Beltline, you'll be just steps from the downtown core, the restaurants and cafés of 17th Avenue, shopping, parks, C-Train access, and countless everyday conveniences. Whether you're a first-time buyer, an investor, or looking to enjoy an urban lifestyle, this move-in-ready home offers exceptional value in one of Calgary's most sought-after neighbourhoods.