



**GRASSROOTS**

REALTY GROUP

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2804, 901 10 Avenue SW  
Calgary, Alberta

MLS # A2325919



**\$475,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 692
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Stone	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, See Remarks		

**Inclusions:** N/A

Elevated City Living | Unit 2804 &ndash; Mark on 10th Welcome to Unit 2804 &mdash; a high-floor home that really gives you that &ldquo;wow&rdquo; feeling the moment you walk in. Sitting on the 28th floor, you get wide-open views of downtown, the Bow River, the Rocky Mountains, and even COP (WinSport). Whether it&rsquo;s sunrise over the mountains or the city lighting up at night, the view here never gets boring. This unit is a great fit whether you&rsquo;re buying for yourself or looking for a solid investment. The price is set below the current government assessment, which makes it a rare opportunity in this building &mdash; especially at this height. Location-wise, it doesn&rsquo;t get much better. You&rsquo;re right in the Beltline, so everything is within walking distance &mdash; coffee shops, restaurants, bars, groceries, you name it. Getting around is easy too, with the LRT just nearby. It&rsquo;s the kind of place where you can truly enjoy downtown living without needing to drive everywhere. The building itself is one of the highlights. Mark on 10th is known for its amazing amenities &mdash; a full gym, sauna, rooftop hot tub, and a great lounge space where you can hang out, work, or host friends. It really adds to the overall lifestyle here. Inside the unit, the layout is open and practical, making it easy to live in day-to-day. Big windows bring in tons of natural light, and the modern finishes keep everything looking clean and stylish. Whether you&rsquo;re working from home, having friends over, or just relaxing, the space feels comfortable and easy to enjoy. If you&rsquo;re looking for a high-floor unit with great views, strong value, and an unbeatable location, this is definitely one worth seeing.