



GRASSROOTS
REALTY GROUP

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1204, 901 10 Avenue SW
Calgary, Alberta

MLS # A2330475



\$465,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Stone	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Experience elevated downtown living in this stunning 12th floor corner unit at the iconic Mark on 10th. Surrounded by oversized windows, this bright and airy home is filled with natural light while showcasing breathtaking west facing views of the Bow River, Calgary's skyline, and the Rocky Mountains on clear days. From your first morning coffee as the city comes to life to evenings spent watching unforgettable sunsets, every moment here feels special. The thoughtfully designed open concept layout seamlessly connects the living room, dining area, and designer kitchen, creating a space that is equally suited for entertaining guests or enjoying a quiet evening at home. The modern kitchen features sleek cabinetry, quartz countertops, premium stainless steel appliances, and ample workspace, making it both stylish and functional. One of the home's most desirable features is the bright windowed den, a versatile space that can easily become your home office, reading nook, or a creative studio. Whether you work from home or simply want additional flexibility, this space adapts to your lifestyle. Life at Mark on 10th extends far beyond your front door. Head up to the spectacular 34th floor, where all of the building's premium amenities are located. Stay active in the fully equipped fitness centre, then relax in the steam room, dry sauna, or rooftop hot tub while taking in panoramic views of downtown Calgary, the Bow River, and the Rocky Mountains. Host family and friends in the beautifully appointed rooftop lounge, or reserve the massive private recreation room, featuring expansive windows that showcase incredible views of the city, making it the perfect venue for birthdays, celebrations, game nights, meetings, or special gatherings. When out of town guests come to visit, simply rent one of the building's guest suites, allowing them to stay comfortably just steps away while everyone enjoys their

own space. Concierge service and 24 hour security complete the luxury lifestyle. Located in the heart of the Beltline, one of Calgary's most vibrant and walkable communities, you are surrounded by award winning restaurants, trendy caf  s, cocktail bars, boutique shopping, grocery stores, fitness studios, and entertainment. Walk to the energy of 17th Avenue, explore the scenic Bow River pathways, or enjoy downtown festivals, concerts, and sporting events, all just minutes from your doorstep. Complete with a titled underground parking stall, this exceptional residence offers the perfect combination of luxury, convenience, and an unbeatable downtown location. Whether you are searching for your next home, a sophisticated urban retreat, or an outstanding investment opportunity, this exceptional corner unit delivers the lifestyle you have been waiting for. I also like replacing "beautifully appointed rooftop lounge" with "elegant rooftop lounge" or "stylish rooftop lounge", as it flows a little better with the luxury tone.