



GRASSROOTS
REALTY GROUP

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802, 901 10 Avenue SW
Calgary, Alberta

MLS # A2333781



\$435,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Mixed	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: NA

MARK on 10th offers one of the most impressive amenity packages in downtown Calgary, perfectly situated between the downtown core and the vibrant shops, restaurants, and nightlife of 17th Avenue. This sunny southwest corner 2-bedroom suite offers 743 sq. ft. (builder's size) of thoughtfully designed living space with upscale contemporary finishes throughout. The open-concept interior features wide plank flooring, German-made Nobilia cabinetry, quartz countertops, and a premium stainless steel appliance package including Liebherr and AEG appliances with a gas cooktop. The stylish bathroom showcases modern Nobilia flat-panel wood cabinetry, a quartz vanity, circular vessel sink, and sleek wall-mounted faucets. Additional highlights include a titled underground parking stall and a separate storage locker. Residents enjoy exceptional resort-style amenities on the 34th floor, including breathtaking 360-degree city and mountain views, an owners' lounge with billiards, a spacious outdoor terrace with BBQs and hot tub, a fully equipped fitness centre, and steam and sauna rooms. The expansive second-floor podium gardens create a private urban park, while the impressive two-storey lobby with concierge service completes the luxury lifestyle experience.