



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

209, 1720 10 Street SW
Calgary, Alberta

MLS # A2333805



\$365,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

LOCATION! LOCATION! LOCATION! Minutes walk to vibrant 17th Avenue and every amenity you need! Welcome to this beautifully designed 2-bedroom, 2-bathroom corner suite in the sought-after TEN Mount Royal, ideally located in the heart of Lower Mount Royal! Offering thoughtfully planned living space with updated LVP flooring throughout, this home blends modern style with everyday functionality. Bright and airy, the open-concept layout is flooded with natural light thanks to its corner positioning and large windows. The contemporary kitchen is the centerpiece of the home, featuring a generous island, built-in pantry, stone countertops, and stainless steel appliances, including a wine fridge, perfect for entertaining or unwinding at the end of the day. The spacious living area is complemented by 9-foot ceilings and comfortable in-floor heating, creating a warm and inviting atmosphere year-round. Step outside to your private balcony equipped with a gas line for easy summer BBQs. Both bedrooms are well-sized, with the primary offering excellent privacy and its own beautiful 5 piece ensuite with 2 sinks. A conveniently located stackable washer and dryer is tucked neatly away for added practicality. This well-maintained, pet-friendly, low-rise building is professionally managed, offering peace of mind for both homeowners and investors. Additional features include titled heated underground parking and an assigned storage locker, with convenient access nearby. Positioned just steps from the energy of 17th Avenue, you'll enjoy an unbeatable walkable lifestyle surrounded by trendy cafes, restaurants, boutiques, and everyday amenities. With excellent access to public transit and strong rental potential, this property is an exceptional opportunity for both homeowners and investors alike. Experience the best of inner-city living in one of Calgary's

most desirable neighbourhoods.