



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

407, 1720 10 Street SW
Calgary, Alberta

MLS # A2334219



\$530,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	893 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 702
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, High Ceilings, Open Floorplan		

Inclusions: Built in Book Shelf, AC Wall Unit, Living Room TV Mount

Some homes check the boxes. Others leave a lasting impression the moment you walk through the door. Located in the prestigious and lively Lower Mount Royal, steps from any dining or retail opportunity you could imagine, and a five minute walk to groceries, hardware, and so much more, lies a residence that feels like you've stepped from the centre of it all into a quiet sanctuary. This top floor oasis and an unbeatable location come together to create a home unlike anything else of its kind. The moment you walk through the front door, your eyes are immediately drawn upward to the breathtaking 15ft vaulted ceilings, beautifully framed by wood beams that bring warmth, character, and a level of craftsmanship rarely found in apartment living. A dramatic wall of west facing windows floods the home with natural light, creating an atmosphere that feels open and elegant from morning until the lights of the city twinkle at night. With no neighbours above, this home offers the kind of quiet peace and privacy that is almost impossible to find inner city. The open concept layout is functional, sophisticated, and cozy — whether you're hosting friends or enjoying a quiet morning or evening, every space feels connected yet comfortable. The spacious living room is anchored by a custom-built bookshelf and leads to a sunny west facing balcony — your front row seat to Calgary's evening skies. The kitchen is both stylish and functional, thoughtfully laid out for those who love to cook and entertain. With an abundance of full height cabinetry, quartz countertops, under-cabinet lighting, stainless steel appliances, and a dedicated beverage fridge, every detail has been carefully curated. Thoughtfully positioned on opposite sides of the home for maximum privacy, both bedrooms offer exceptional comfort. The primary suite easily accommodates a king sized

bed while offering two generous closets and a well appointed ensuite bath featuring dual sinks, a soaker tub, a separate shower, and upgraded adjustable vanity lighting that allows you to create the perfect ambiance at any time of day. The second bedroom (currently used as an office/den) is well-sized, complete with two closets and its own three piece bathroom, making it ideal for guests, family, a roommate, or a home office. Adding to the home's practicality is A/C, a dedicated laundry room with a newer LG washer & dryer(2025), plus additional storage space. A titled underground parking stall, additional storage locker and underground visitor parking provide the everyday conveniences that make lock and leave living effortless. This is more than a place to live — it's a lifestyle. A top floor penthouse designed for those who appreciate character, comfort and a lifestyle beyond the ordinary!