



GRASSROOTS
REALTY GROUP

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301, 1904 10 Street SW
Calgary, Alberta

MLS # A2334717



\$200,000

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	493 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 357
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Recessed Lighting, Storage		

Inclusions: n/a

Nestled on a quiet, tree-lined street in the prestigious central community of Lower Mount Royal, The Modella offers a sophisticated urban retreat just steps from the vibrant energy of 17th Avenue. This charming and well-managed boutique building perfectly balances residential tranquility with immediate access to Calgary's premier restaurants, cafes, boutiques, and nightlife. The pet-friendly complex caters beautifully to modern lifestyles, featuring desirable amenities such as an elevator, a dedicated bike room, solid concrete construction, low condo fees, and an assigned parking stall. Inside this stylish and affordable one-bedroom apartment, 492 sqft of thoughtfully designed living space maximizes both light and functionality. The bright, open-concept layout immediately impresses with warm hardwood flooring stretching throughout the contemporary interior. At the heart of the home is a lovely kitchen designed to inspire, blending sleek white cabinetry with a striking mosaic glass-tile backsplash and an under-mount sink. The space is anchored by premium countertops and breakfast bar. West facing windows flood the apartment with natural light. Off the living room, a private balcony boasts coveted west exposure, capturing the beautiful evening sun and offering an ideal outdoor oasis for a morning coffee and summer barbecues. Sleek architectural details elevate the home's aesthetic, notably the modern frosted glass sliding doors that lead into the master bedroom. This primary serves as a serene sanctuary, enhanced by a walk-in closet. Equally impressive is the stylish 3-piece bathroom, meticulously clad in oversized tiles and featuring a chic concrete vanity and a walk-in shower. Complete with the essential convenience of in-suite laundry (2 in 1 Washer/Dryer unit) and additional storage, this upgraded, low-maintenance property represents a

rare opportunity for first-time buyers, young professionals, those looking for a pied-a-terre, or savvy investors seeking an exceptional blend of lifestyle and long-term value in a premium location. Book your showing today!