

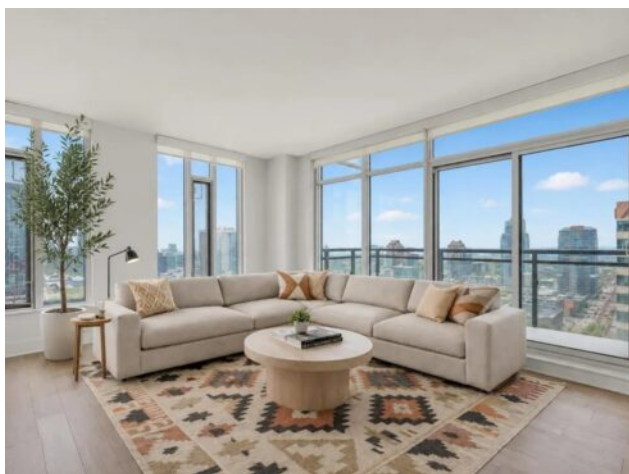


**GRASSROOTS**  
REALTY GROUP

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1808, 901 10 Avenue SW  
Calgary, Alberta

MLS # A2342689



**\$424,900**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Beltline                            |        |                   |
| Type:     | Residential/High Rise (5+ stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 739 sq.ft.                          | Age:   | 2016 (10 yrs old) |
| Beds:     | 2                                   | Baths: | 2                 |
| Garage:   | Heated Garage, Secured, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

**Heating:** Fan Coil, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Metal Siding

**Foundation:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 645

**LLD:** -

**Zoning:** CC-X

**Utilities:** -

**Inclusions:** n/a

City views, rooftop hot tub, a brand-new gym and an unbeatable downtown location—welcome to MARK on 10th. This bright and stylish 2-bedroom, 2-bathroom condo puts you right in the middle of Calgary’s vibrant urban scene, with floor-to-ceiling windows showcasing spectacular downtown views and filling the home with natural light. The smart split-bedroom layout gives both bedrooms privacy, while the open-concept living space is made for entertaining, relaxing and taking in the views. At the heart of it all is a sleek contemporary kitchen featuring a gas cooktop, built-in wall oven and fully integrated refrigerator and dishwasher. The southeast-facing balcony is the perfect spot for morning coffee, sunset drinks or simply watching the city come alive. The spacious primary bedroom offers its own retreat with privacy blinds and a stylish 3-piece ensuite. The second bedroom is bright and versatile—ideal for guests, a roommate, or a home office—and is conveniently located next to the 4-piece bathroom. And then there are the amenities. MARK on 10th has just added a brand-new gym with new equipment, making it easier than ever to fit a workout into your day without leaving the building. Residents also enjoy concierge service, a cedar sauna and steam room, a resident lounge with kitchen and pool table, plus an incredible rooftop oasis with a large hot tub, built-in BBQ and lounge space—all surrounded by panoramic city and mountain views. With central air conditioning, in-suite laundry, custom blinds, one titled heated underground parking stall and an assigned storage locker, this is effortless city living with all the extras. For homeowners: enjoy the walkable lifestyle, incredible amenities and proximity to Calgary’s best restaurants, coffee shops, parks, groceries and transit. For investors: a highly desirable downtown location, a

functional 2-bedroom floor plan, exceptional building amenities and strong appeal to professionals make this a compelling addition to a rental portfolio. Whether you're looking for your first city home, a stylish downtown base or a smart investment, this is urban living done right. Come see why MARK on 10th is one of Calgary's most sought-after condo addresses..