

**303, 1904 10 Street SW**  
**Calgary, Alberta**

**MLS # A2220309**



**\$319,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Live in the heart of Lower Mount Royal and enjoy the lifestyle this vibrant district affords as one of Calgary's most trendy and coveted communities. Located at the end of the building hallway, this private, corner unit, two-bedroom home showcases a sprawling 908 square foot floorplan, rich hardwood flooring, an open concept layout, two spacious bedrooms, and downtown views from every window. Escape the ordinary, dark condo lifestyle characterized by small windows, and enjoy a unit with massive windows allowing natural light to flood your cheerful home in every room. The open concept living space features a massive kitchen with tons of storage space, concrete counters, stainless steel appliances which includes a new refrigerator, pendant lighting, and a large kitchen island with bar seating. The spacious living room offers plenty of space to relax and entertain. The living room faces enormous patio doors that lead to your balcony with stunning views of the downtown skyline. This spacious floorplan also provides room for a large dining room table for larger gatherings. The primary bedroom boasts space for king-sized furniture, has tons of closet space, and showcases a huge window with more downtown views. The second bedroom is located opposite of the primary, allowing for great privacy, is also large enough to accommodate king-sized furniture, has a charming wood feature wall, and contains a massive walk-in closet that also doubles as a storage space. This home features a beautiful 4-piece bathroom with an extended concrete countertop and stylish tiling. Featuring in-unit laundry, covered parking, a highly functional open concept floorplan, and just steps to the groceries, shopping, pubs, restaurants, schools, and a quick commute to downtown, this home has everything you need and more.