

108, 1720 10 Street SW
Calgary, Alberta

MLS # A2165289



\$399,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	779 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Track Lighting		
Inclusions:	A/C unit (leased)		

This stylish 2 bedroom, 2 bath condo is centrally located just steps from 17th Avenue! The open plan presents a living area with access to a private patio, dining area with feature wall & kitchen that's tastefully finished with quartz counter tops, island/eating bar, plenty of storage, include wall of floor to ceiling built-in cabinets & a stainless steel appliance package. The primary bedroom has ample closet space & a private 5 piece ensuite. The second bedroom has double closets & direct access to a 3 piece bath also with laundry facilities. Further features include air conditioning, a private patio, 1 titled secured parking stall & an assigned storage locker. The central location can't be beat - a half block to vibrant 17th Avenue shops & restaurants, public transit, schools, shopping, close to Bow River pathways & downtown. Immediate possession is available!