

# \$339,900 - 2305, 1053 10 Street Sw, Calgary

MLS® #A2237207

**\$339,900**

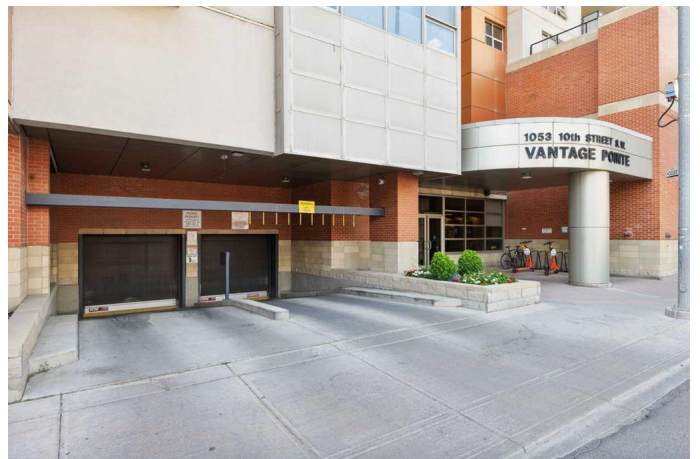
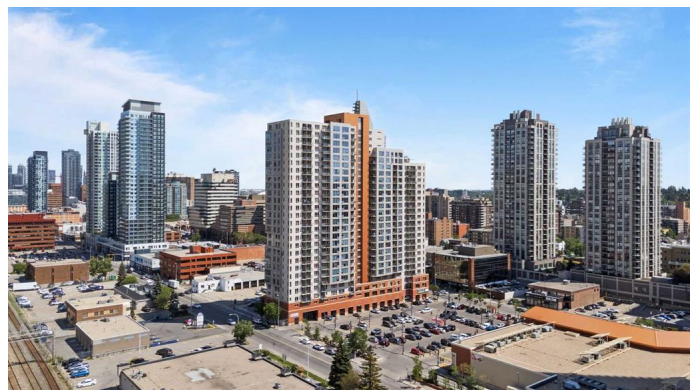
2 Bedroom, 1.00 Bathroom, 740 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Imagine living in your private place in the Sky in this CORNER UNIT (only 1 NEIGHBOUR due to being adjacent to garbage chute) giving you the rare opportunity to enjoy BOW RIVER VIEWS and also MOUNTAIN VIEWS! While natural light floods into your home from the FLOOR TO CEILING WINDOWS, rest assured that the even on the hottest summer days, you can keep cool with your A/C on. As a busy professional, you know the importance of efficiency: from walking to groceries (Co-Op and Community Natural Foods), a quick commute to work in Downtown by LRT in the FREE FARE ZONE (3 mins walk), to an evening stroll with a friend along the BOW RIVER PATHWAYS to stay connected (10 mins walk). Plus your condo fees INCLUDE ALL UTILITIES. There are NO CARPETS and GRANITE COUNTERS inside your home, keeping cleaning simple especially with those with pets or children. For those that want to live here, longer-term stays with a young family are possible with CONNAUGHT SCHOOL (5 mins walk) nearby. For investors looking for a prime unit and location, this is turn key investment. Several convenient Quality of Life amenities in the building, including FITNESS CENTRE, bike storage, underground visitor parking, 24 HOUR SECURITY/CONCIERGE to name a few! Call your favourite Realtor to see for yourself but don't wait!

Built in 2007



## Essential Information

MLS® #	A2237207
Price	\$339,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	740
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2305, 1053 10 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S6

## Amenities

Amenities	Bicycle Storage, Elevator(s), Snow Removal, Trash, Visitor Parking, Fitness Center
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground, Private Electric Vehicle Charging Station(s)
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
# of Stories	26
Basement	None

## Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.