109, 1720 10 Street SW
Calgary, Alberta

MLS # A2220784

$295,000

Division:	Lower Mount Royal
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	498 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	$ 390
Basement:	-	LLD:	-
Exterior:	Brick, Other	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan		

Inclusions:	Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Garburator, Washer, Dryer

Welcome to the TEN building, a stylish and modern residence nestled in the highly desirable community of Lower Mount Royal—just steps from Calgary's most vibrant amenities. This thoughtfully designed main-floor unit combines functionality with contemporary flair, making it an ideal home for a young professional, first-time buyer, or savvy investor. Step inside to discover a sleek, modern kitchen featuring stainless steel appliances, quartz countertops, a designer tile backsplash, and an inviting breakfast bar perfect for casual dining or entertaining. The open-concept layout flows seamlessly into the cozy living and dining area, offering a bright, welcoming space to relax or host guests. Sliding doors lead to the primary bedroom, where a patio door opens directly to a private outdoor patio—offering a convenient second entrance. The unit is complete with a stylish 4-piece main bathroom and in-unit laundry for everyday ease. Additional features include a titled underground parking stall and an assigned storage locker for added convenience. Located just minutes from the boutiques and cafes of 17th Avenue, you'll love being close to trendy restaurants, shopping, fitness studios, and transit. This well-managed and secure complex offers a low-maintenance, urban lifestyle in one of Calgary's most walkable neighborhoods.