

101, 630 10 Street NW  
Calgary, Alberta

MLS # A2226688



## \$445,000

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 826
<b>Basement:</b>	-	<b>LLD:</b>	21-24-1-W5
<b>Exterior:</b>	Stone	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Soaking Tub		

**Inclusions:** Dining table and chairs, Master bedroom closet, Master bedroom vanity chest of drawers, Living room couch set.

Back on the market buyer unable to get financing. Great opportunity to own this very nice corner end unit featuring a bright spacious open floor plan with west and north facing windows, ensuring this home is flooded with natural light throughout the day. Lots of windows that can open. From the spacious main entry with huge jacket closet and separate laundry room, walk into the open plan living area which features a well-designed kitchen with granite counter tops and stainless-steel appliances and gas stove. The rest of the main floor features a nice dining area and living room with fireplace and access to a great patio with views to Riley Park across the street. The master bedroom with additional closet and vanity chest of drawers is complimented by a walk-in closet and spa-like ensuite. The nice size second bedroom on the opposite side of the unit with a cheater second bathroom also a very user-friendly feature. The couch set, dining table and chairs are also included. The unit also came with a titled underground parking stall, number 62, also at a great location. Additional storage space in the building storage room completes this very nice apartment. Book your appointment asap.