# \$315,000 - 100, 1904 10 Street Sw, Calgary

MLS® #A2226881

## \$315,000

1 Bedroom, 1.00 Bathroom, 600 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Discover urban living at its finest in this unique loft-style condo located in an exclusive boutique concrete building on a quiet, tree-lined street in desirable Lower Mount Royal. This thoughtfully designed home offers over 1,000 sq ft of combined indoor and outdoor living space, including a sprawling 24' x 16' private patioâ€" with brickwork and pet-friendly artificial turf, ideal for entertaining or relaxing with your furry friend.

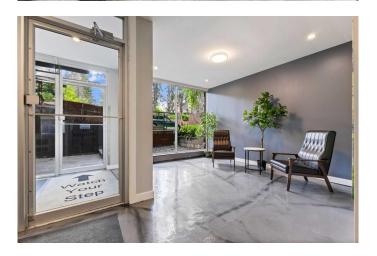
Inside, the 600 sq ft interior feels impressively spacious thanks to 10-foot flat ceilings, dramatic 7' cathedral windows, and vinyl plank flooring throughout. The chef-inspired kitchen features floor-to-ceiling tigerwood cabinetry, granite countertops, stainless steel appliances, and a striking steel backsplash.

The tranquil primary bedroom is accessed via a designer pocket door and offers a full wall of closets and direct patio access. The updated bathroom boasts floor-to-ceiling Italian tile, and the suite includes in-suite laundry with a newer European-style washer/dryer combo. A full-size shared laundry facility and secure bike storage are conveniently located next door.

Additional highlights include a premium covered parking stall â€"stall #1 is the closest covered spot to the building entrance. Enjoy low maintenance living with condo fees covering heat, landscaping, snow removal, reserve fund contributions, and more.







Whether you're a first-time buyer, downsizer, investor, or pet lover, this home offers unbeatable value and charm in one of Calgary's most walkable communities.

## Built in 1962

#### **Essential Information**

MLS® # A2226881 Price \$315,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 600
Acres 0.00
Year Built 1962

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 100, 1904 10 Street Sw

Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 3G1

## **Amenities**

Amenities Bicycle Storage, Coin Laundry, Elevator(s)

Parking Spaces 1

Parking Assigned, Off Street, Stall, Covered, Carport

#### Interior

Interior Features French Door, High Ceilings, No Animal Home, No Smoking Home, Open

Floorplan, Recessed Lighting, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

European Washer/Dryer Combination

Heating Baseboard

Cooling None

# of Stories 5

## **Exterior**

Exterior Features Private Yard

Lot Description Corner Lot, Landscaped, Treed

Construction Brick, Concrete

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 11

Zoning M-C2

## **Listing Details**

Listing Office The Real Estate District

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