

# \$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 patio 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 — 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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