

**2506, 901 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2243037**



**\$524,999**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 901 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                  | <b>Condo Fee:</b> | \$ 784 |
| <b>Basement:</b>   | -                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding , Stucco                    | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | -                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, Recessed Lighting |                   |        |

**Inclusions:** NA

Welcome to this stunning 25th floor condo unit at Mark on 10th puts you high above the city in one of Calgary's most sought &ndash; after high rises. Located in the Beltline, this northeast &ndash; facing corner unit offers jaw-dropping floor &ndash; to ceiling views of downtown &ndash; absolutely magical at night. Inside, you'll find 900 sqft of thoughtfully designed space flooded with natural light. The sleek, modern kitchen features crisp white cabinetry, quartz countertops, and functional island &ndash; perfect for entertaining or cooking at home. Working from home? The Dedicated den, with its huge window and glass door, gives you a bright and inspiring workspace. The spacious primary bedroom includes a walk-in closet and contemporary ensuite with a glass shower. A second bedroom makes a great guest room, roommate space, or home gym &ndash; whatever suites your lifestyle. There's also a second full bathroom with a tub and in-suite laundry. What makes Mark on 10th stand out? 24 &ndash; hours concierge and security, Rooftop hot tub, steam room, sauna, and lounge area. Fully equipped top-floor fitness centre. Underground titled parking + visitors parking, assigned storage locker + bike storage. Pet friendly too and much more. Enjoy low monthly condo fees of 783.90, which includes all utilities &ndash; just pay for electricity. You'll love being steps from Calgary's best restaurants, bars, and caf&eacute;s. Whether you're a professional, investor, or just someone ready to embrace a vibrant urban lifestyle &ndash; this unit delivers. The views are stunning, the building is top tier, and the location is unbeatable. Don't wait &ndash; book your private showing today and step into city living at its best.