

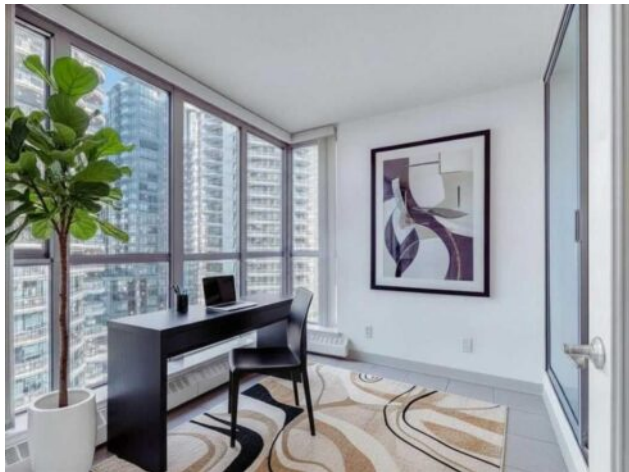


**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**804, 650 10 Street SW**  
**Calgary, Alberta**

**MLS # A2283684**



**\$289,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	772 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		

**Inclusions:** All Permanent Fixtures, Large Bedroom Armour Storage in Primary bedroom.

At just slightly below 775 square feet of living space, this one-bedroom plus a den apartment is as spacious as many 2-bedroom units. It's an affordable starter home or ideal investment opportunity in Calgary's desirable Downtown West End. Within walking distance to the C-train, a 5 minute walk to No Frills and a 10-minute walk to the downtown CO-OP, it offers convenience plus. Imagine working remotely, meditating, painting, writing, or just relaxing in a glass-enclosed space with an 8th floor river view that is drenched in natural light during the day, and offers a 'sky-scape' view of Calgary's downtown West End at night. Within walking distance to a scenic expanse of bike paths along the Bow River walkway, coffee shops, and restaurants, this unit is ideally located for anyone wanting to be in the heart of the City while, at the same time, being just steps away from nature. The unit itself is bright and open with a kitchen and breakfast bar, a large dining and living area, featuring an expansive wall of windows and an inviting, corner tile-faced fireplace. From both this area and the primary bedroom, you have access to the Den/Office/Sunroom. This extra living space is unique and inviting, with an abundance of windows; It is saturated with loads of natural light. The flooring consists of a neutral, sandy-coloured chestnut laminate for the entire living area, tiles in the front entrance, kitchen, and den, and carpet in the large bedroom. The unit also features in-suite laundry, one assigned underground parking stall and extra storage, all completely enclosed to ensure privacy for your contents. The Axxis includes security, a generous amenity/ party room, a gym, a spacious outside living area, and a designated space for any deliveries you have coming. Rare and seldomly available at such a desirable price point, this is an exceptional opportunity for anyone who'd love to

affordably become a homeowner and step away from contributing to someone else's investment portfolio. Book your showing today!