



\$ 319,900.00

## 304 818 10 STREET NW CALGARY

<https://paulbrinton.com>

Fantastic location with SAIT just up the hill, the University of Calgary just a few minutes on the LTR and downtown an easy walk or quick train ride away. With its west-facing balcony, this 2 bedroom - 2 bath unit is located Sunny SW corner of the building. Te unit and balcony have a spectacular view of Riley Park. Laminate floors have in-floor heat, titled underground parking, and storage over the parking stall. Spacious...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Low-Rise(1-4)

**MLS ® #:** A1150146

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2002

**Parking:** Guest, Heated Garage, Parkade, Secured, See Remarks, Titled, Underground

**Post Updated:** 2021-10-08 19:23:32

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 09/27/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Ceramic Tile,Laminate

**Fireplace Features:** Gas,Living Room,Mantle,Stone

**Exterior Features:** None

**Cooling:** None

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Association Amenities:** Elevator(s),Secured Parking,Snow Removal,Storage,Visitor Parking

**Community Features:** Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

**District:** CAL Zone CC

**Interior Features:** Breakfast Bar,Ceiling Fan(s),French Door,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters

**Heating Type:** In Floor,Natural Gas

## PROPERTY INFORMATION



**Basement:** None

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Unit Number:** 304

**Suite:** No

**Appliances:** Dishwasher,Dryer,Microwave Hood

Fan,Refrigerator,Stove(s),Washer,Window Coverings

**Subdivision Name:** Sunnyside

**Restrictions:** Pet Restrictions or Board approval Required

**Levels:** Single Level Unit

**Zoning:** M-C2

**List Price Square Foot:** \$ 313.10

**Photo Count:** 29

**Unit Exposure:** W

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 1021.73

**Structure Type:** Low Rise (2-4 stories)

