

\$249,900 - 402, 1904 10 Street Sw, Calgary

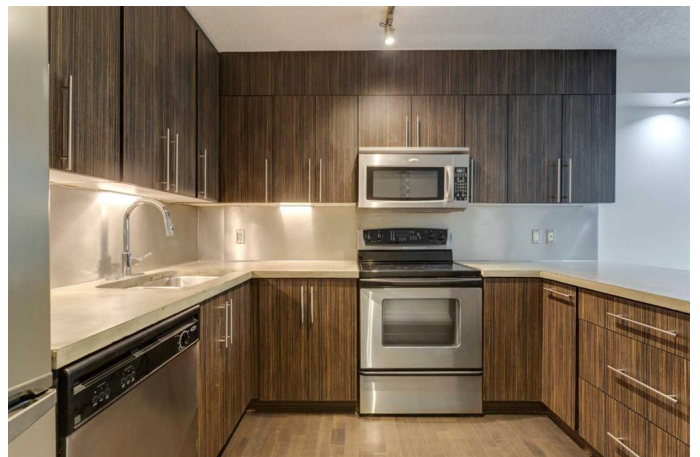
MLS® #A2239085

\$249,900

1 Bedroom, 1.00 Bathroom, 492 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Situated on a beautiful tree lined street in the sought after neighbourhood of Lower Mount Royal this nicely appointed 1 bedroom, 1 bathroom unit is perfect for anyone seeking a more walkable lifestyle. Just 2 blocks off trendy 17th Ave SW, the #2 bus stops steps from your front door, making it the perfect short commute to downtown! The living room is warm and inviting with large windows overlooking the west facing balcony that is large enough to accommodate a grill and conversation seating. Mature trees provide added privacy and shade. The kitchen offers plenty of storage with ceiling height cabinets, a breakfast bar, and stainless-steel appliances. The bedroom has a large walk-in closet, desk nook and sliding door with privacy glass adding additional natural light. There is hardwood flooring and pot lights throughout. Enjoy the convenience of a European 2-in-1 washer/dryer in suite along with additional storage space. The building has an elevator, is solid concrete and does not allow short term rentals adding to your quiet enjoyment. Includes an assigned parking stall and is in a residential parking permit area (\$45/yr). There is also secure bike storage in the basement of the building along with shared laundry. Quick Access Downtown, University of Calgary and Mount Royal University as well as Stampede Park & the new BMO Event Centre. Great investment opportunity with prejected \$1750-\$1750/mo lease amount.



Built in 1962

Essential Information

MLS® #	A2239085
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	492
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	402, 1904 10 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3G1

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Coin Laundry
Parking Spaces	1
Parking	Assigned, Off Street, Stall, Outside, Plug-In

Interior

Interior Features	Breakfast Bar, Closet Organizers, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony
-------------------	---------

Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	35
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.