

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

MLS® #A2239085

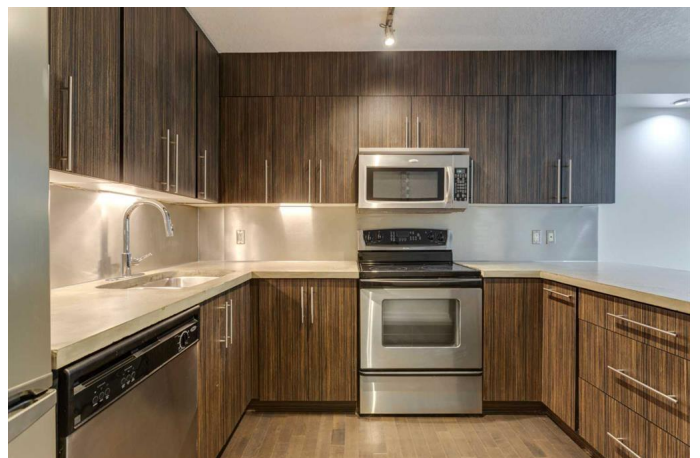
## \$249,900

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.

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, Coin Laundry, Elevator(s), Parking |
| Parking Spaces | 1                                                   |
| Parking        | Assigned, Off Street, Plug-In, Stall                |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Recessed Lighting, Storage, Walk-In Closet(s)                                   |
| Appliances        | Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings |
| 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        1  
Zoning                  M-C2

**Listing Details**

Listing Office            Royal LePage Benchmark

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