

# \$315,000 - 100, 1904 10 Street Sw, Calgary

MLS® #A2226881

## \$315,000

1 Bedroom, 1.00 Bathroom, 600 sqft  
Residential on 0.00 Acres

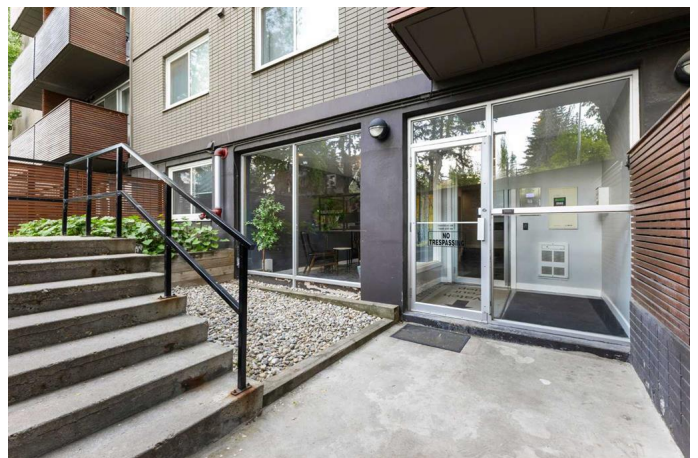
Lower Mount Royal, Calgary, Alberta

Discover urban living at its finest in this unique loft-style condo located in an exclusive boutique concrete building on a quiet, tree-lined street in desirable Lower Mount Royal. This thoughtfully designed home offers over 1,000 sq ft of combined indoor and outdoor living space, including a sprawling 24' x 16' private patio with brickwork and pet-friendly artificial turf, ideal for entertaining or relaxing with your furry friend.

Inside, the 600 sq ft interior feels impressively spacious thanks to 10-foot flat ceilings, dramatic 7' cathedral windows, and vinyl plank flooring throughout. The chef-inspired kitchen features floor-to-ceiling tigerwood cabinetry, granite countertops, stainless steel appliances, and a striking steel backsplash.

The tranquil primary bedroom is accessed via a designer pocket door and offers a full wall of closets and direct patio access. The updated bathroom boasts floor-to-ceiling Italian tile, and the suite includes in-suite laundry with a newer European-style washer/dryer combo. A full-size shared laundry facility and secure bike storage are conveniently located next door.

Additional highlights include a premium covered parking stall - stall #1 is the closest covered spot to the building entrance. Enjoy low maintenance living with condo fees covering heat, landscaping, snow removal, reserve fund contributions, and more.



Whether you're a first-time buyer, downsizer, investor, or pet lover, this home offers unbeatable value and charm in one of Calgary's most walkable communities.

Built in 1962

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226881          |
| Price          | \$315,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 600               |
| Acres          | 0.00              |
| Year Built     | 1962              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 100, 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 Spaces | 1                                             |
| Parking        | Assigned, Off Street, Stall, Covered, Carport |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,                                           |

|              |                                   |
|--------------|-----------------------------------|
|              | European Washer/Dryer Combination |
| Heating      | Baseboard                         |
| Cooling      | None                              |
| # of Stories | 5                                 |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Corner Lot, Landscaped, Treed |
| Construction      | Brick, Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | M-C2           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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