

# \$385,000 - 402, 103 10 Avenue Nw, Calgary

MLS® #A2205922

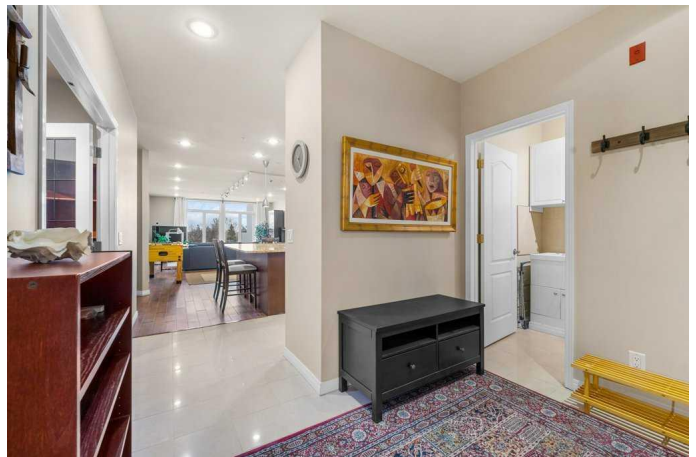
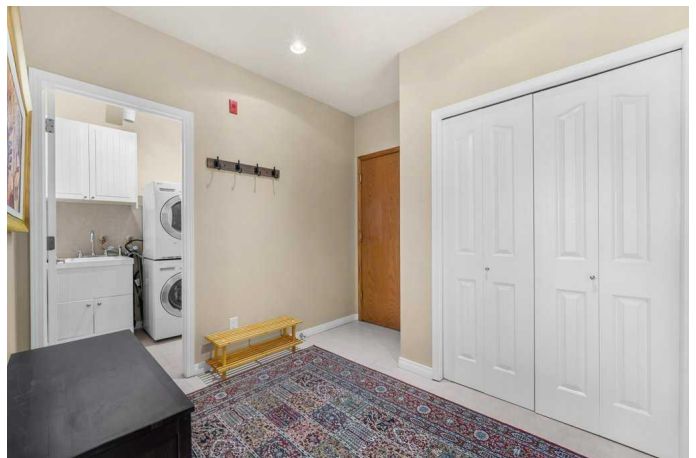
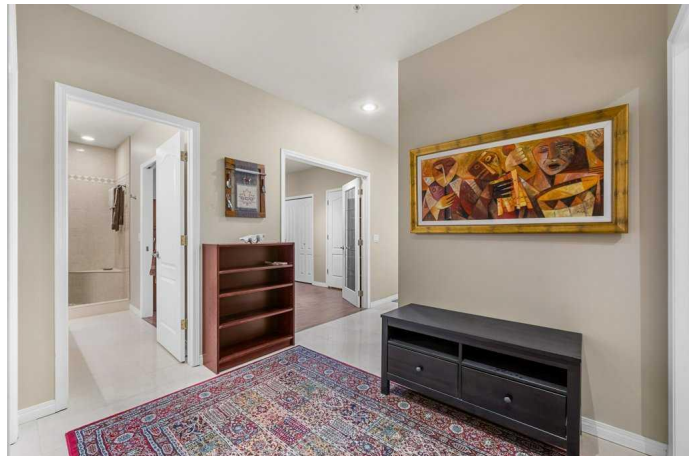
## \$385,000

2 Bedroom, 2.00 Bathroom, 1,335 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

WOW, Have a look at this condo- Fully Renovated, Penthouse level, over 1340 sq ft, 2 Bedroom, 2 Bathrooms, Double Ensuites, 9-foot ceilings, open concept, in-suite laundry, slightly used & upgraded stainless steel appliances, including induction stove top, wine fridge, granite counters + sit-up island. This is a great opportunity, located in Crescent Heights NW, just up Centre St. Bridge, and a quick walk to Downtown, Chinatown, Centre St. restaurants, pubs, schools, shops and seconds from Transit. This 4-storey concrete building has just completed a \$2,900,000 exterior renovation, including all new windows, exterior acrylic stucco, commercial roof, building envelope and cosmetic changes. The previous \$80,000 Re-Assessment fee has **ALREADY BEEN PAID** by the current owner, so you will essentially be moving into a newly constructed condo, without the cost to you. This unit has also endured a \$78,000 renovation to the interior, making this the nicest & largest unit in the complex. Walk-to-work location, concrete building, elevator, top floor, renovated, underground parking, and newly constructed envelope/exterior, at an aggressive price, make this the ultimate condo in the inner city to own. Work from home? Not in town much? AirBnB? Rental? Investment? Office? Perfect.... this is it.

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205922    |
| Price          | \$385,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,335       |
| Acres          | 0.00        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 402, 103 10 Avenue Nw |
| Subdivision | Crescent Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 0B4               |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Laundry, Parking, Secured Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Parkade                              |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Induction Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator   |
| Heating           | Hot Water  |
| Cooling           | Window Unit(s)   |
| # of Stories      | 4  |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Roof              | Tar/Gravel |
| Construction      | Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 155              |
| Zoning         | DC               |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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