

# \$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	143
Zoning	DC

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.