

# \$374,900 - 402, 650 10 Street Sw, Calgary

MLS® #A2199694

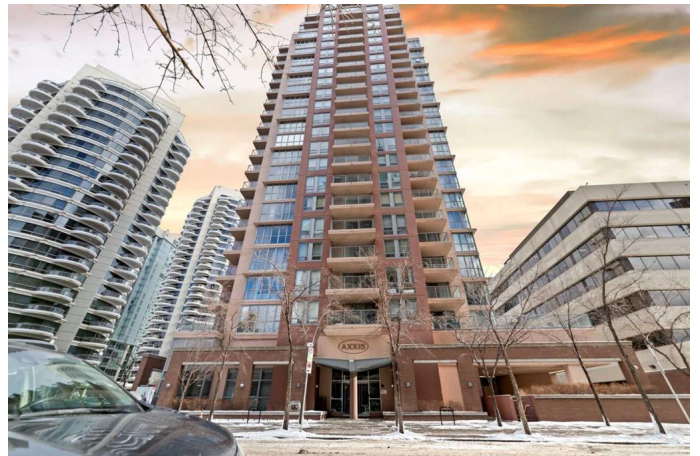
## \$374,900

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to the exceptionally well run Axxis - perfect for a professional or investor! Built by premium builder Bosa, the quality shines through in this quiet, extra sound attenuated concrete gem. This home is located less than half a block from the 7th Ave LRT (start of the "free zone") with a west facing balcony with view of the Bow River and offers easy access to the river valley pathways practically at your doorstep. Unit features an open floor plan with a cozy gas fireplace, tile in the entry, kitchen and bath, upgraded LED lighting throughout, plus easy to look after engineered hardwood throughout the main living areas and both bedrooms. The corner gas fireplace has been conveniently outfitted with a programmable remote. Neutrally painted throughout (ceiling was also painted), the bright kitchen is showcased with a nice sized island, granite countertops, generous cupboard space, under cabinet lighting, and upgraded stainless steel kitchen appliances. The added value dual zone oven with convection feature plus a quiet hood fan will make cooking a breeze. Clean up will be peaceful too as the dishwasher is a quiet model. The dining area is lit by a modern LED light and efficient ceiling fan (with remote) for stylish eating and comfort. For those movie nights, the living room has blackout privacy panel window coverings. Both bedrooms are well sized and located on opposite sides of the living space making it perfect to get distance from your home office (building has multiple high speed internet options), partner,



roommate or guests. Plus, check out the high end combination blackout/sheer cellular shade window coverings in both bedrooms - perfect for privacy or temperature control. This unit also comes with an upgraded in-suite laundry, an underground, heated stall plus access to a well equipped exercise room, party room with kitchen facilities, a large, peaceful two level outdoor courtyard with picnic area and open grass terrace retreat, separate bike storage room, and plenty of secured visitor parking for your guests. Axxis is also pet friendly (with board approval). Such an amazing location - easy walking to downtown, groceries, restaurants, Bow River pathways, Prince's Island, and Kensington. A stellar walk score of 97! Assigned underground parking stall is #128 plus a separate storage locker (#102) so you'll have room for everything. Live and play in style by making this lovely West End Downtown condo yours!

Built in 2000

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199694          |
| Price          | \$374,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 843               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 402, 650 10 Street Sw |
| Subdivision | Downtown West End     |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2P 5G4 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Park, Parking, Party Room, Picnic Area, Roof Deck, Storage, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Enclosed, Garage Faces Side, Parkade, Secured, See Remarks, Stall, Underground, Electric Gate, Gated, Guest                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings     |
| Heating           | Baseboard, Fireplace(s), Hot Water   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, Tile   |
| # of Stories      | 25   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Storage        |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 62              |
| Zoning         | DC              |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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.