

# \$999,900 - 1, 1723 10 Street Sw, Calgary

MLS® #A2232239

**\$999,900**

4 Bedroom, 4.00 Bathroom, 2,398 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

DOWNTOWN LUXURY LIVING UNDER \$1M. Boldly UNIQUE and ARCHITECTURALLY STRIKING, this 5-LEVEL, 4 BEDROOM, 3.5 BATH home with DOUBLE ATTACHED GARAGE is located in PRESTIGIOUS LOWER MOUNT ROYAL just steps from the VIBRANT ENERGY of 17TH AVE. From the SOARING ENTRYWAY to the PRIVATE ROOFTOP PATIO with SPARKLING DOWNTOWN VIEWS, every detail impresses. Enjoy a CHEF-INSPIRED KITCHEN with QUARTZ COUNTERS, PREMIUM APPLIANCES, and SUNLIT SPACES perfect for entertaining. The MAGAZINE-WORTHY PRIMARY SUITE features a SPA-LIKE ENSUITE with DOUBLE VANITY, DEEP SOAKER TUB, DUAL SHOWER, HEATED FLOORS, and a WALK-IN CLOSET. With 10-FT CEILINGS on the main, 9-FT CEILINGS above, a FINISHED BASEMENT, and OVER 2,300 SQFT OF LIVING SPACE, this is your chance to own a ONE-OF-A-KIND LUXURY HOME in the heart of the city.

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2232239  |
| Price      | \$999,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 2,398         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 1723 10 Street Sw |
| Subdivision | Lower Mount Royal    |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T3E9               |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Secured Parking, Trash |
| Parking Spaces | 2                               |
| Parking        | Double Garage Attached, Tandem  |
| # of Garages   | 2                               |

### Interior

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Tankless Water Heater                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance                                         |
| Lot Description   | Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof              | Flat, Other                                                                     |
| Construction      | Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 88             |
| Zoning         | M-C2           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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