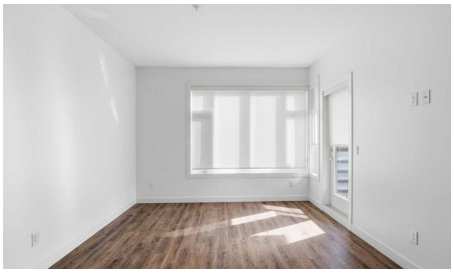
209 1720 10 Street SW

Calgary | Active | MLS® A2355211

$299,950









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**790.42 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

MASSIVE PRICE REDUCTION!! Incredible value on this 2 BED, 2 BATH CONDO IN LOWER MOUNT ROYAL! Discover the best of inner-city living in this bright and spacious 2-bedroom, 2-bathroom corner residence at TEN Mount Royal. Recently professionally painted, this inviting home is move-in ready and ideally positioned in one of Calgary's most walkable and desirable communities.

Large windows and the corner location fill the open living space with natural light, while 9-foot ceilings and in-floor heating add to the comfortable, airy feel. The well-appointed kitchen offers quartz countertops, stainless steel appliances, a wine fridge, built-in pantry and a large central island that provides plenty of space for cooking, entertaining or casual dining.

The thoughtfully designed floor plan offers excellent separation between the bedrooms. The spacious primary suite features a private 5-piece ensuite with dual sinks, while the second bedroom and full bathroom provide flexibility for guests, a roommate or home office. In-suite laundry adds everyday convenience.

Step outside to your private balcony with a natural gas line for summer BBQs. The home also includes titled heated underground parking and an assigned storage locker within this professionally managed, pet-friendly low-rise building.

The location truly sets this property apart. Walk to the restaurants, coffee shops, boutiques and services along vibrant 17th Avenue, while also enjoying the quieter residential character of Mount Royal. Nearby parks, community tennis courts and the active Mount Royal Community Association provide even more opportunities to enjoy the neighbourhood and connect with the community.

With downtown, transit and everyday amenities close at hand, this is an outstanding opportunity to enjoy a convenient, connected inner-city lifestyle in Lower Mount Royal.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355211
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	790.42 sq. ft.
Condo Fee:	$627.13
Condo Fee Includes:	Gas, Heat, Parking, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1513268
Heating:	In Floor
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Lower Mount Royal
Amenities:	Elevator(s), Parking, Storage, Trash
Appliances:	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'7" × 9'10" ·
Main Floor	Dining Room · 11'6" × 7'1" ·
Main Floor	Kitchen · 13'8" × 12'4" ·
Main Floor	Living Room · 11'6" × 10'6" ·
Main Floor	Bedroom - Primary · 11'1" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths

Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Track Lighting
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/209-1720-10-street-sw-calgary-a2355211/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.