301 1904 10 Street SW

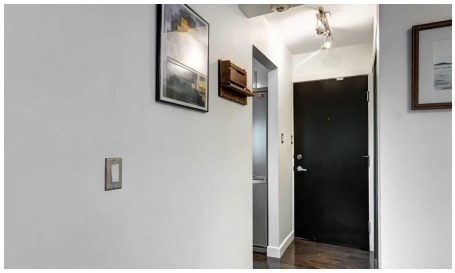
Calgary | Active | MLS® A2345768

$200,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1962**	**492.82 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Nestled on a quiet, tree-lined street in the prestigious central community of Lower Mount Royal, The Modella offers a sophisticated urban retreat just steps from the vibrant energy of 17th Avenue. This charming and well-managed boutique building perfectly balances residential tranquility with immediate access to Calgary’s premier restaurants, cafes, boutiques, and nightlife. The pet-friendly complex caters beautifully to modern lifestyles, featuring desirable amenities such as an elevator, a dedicated bike room, solid concrete construction, low condo fees, and an assigned parking stall. Inside this stylish and affordable one-bedroom apartment, 492 sqft of thoughtfully designed living space maximizes both light and functionality. The bright, open-concept layout immediately impresses with warm hardwood flooring stretching throughout the contemporary interior. At the heart of the home is a lovely kitchen designed to inspire, blending sleek white cabinetry with a striking mosaic glass-tile backsplash and an under-mount sink. The space is anchored by premium countertops and breakfast bar. West facing windows flood the apartment with natural light. Off the living room, a private balcony boasts coveted west exposure, capturing the beautiful evening sun and offering an ideal outdoor oasis for a morning coffee and summer barbecues. Sleek architectural details elevate the home's aesthetic, notably the modern frosted glass sliding doors that lead into the master bedroom. This primary serves as a serene sanctuary, enhanced by a walk-in closet. Equally impressive is the stylish 3-piece bathroom, meticulously clad in oversized tiles and featuring a chic concrete vanity and a walk-in shower. Complete with the essential convenience of in-suite laundry (2 in 1 Washer/Dryer unit) and additional storage, this upgraded, low-maintenance property represents a rare opportunity for first-time buyers, young professionals, those looking for a pied-a-terre, or savvy investors seeking an exceptional blend of lifestyle and long-term value in a premium location. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345768
Bedrooms	1
Bathrooms	1
Year Built	1962
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:	492.82 sq. ft.
Main Level Finished Area:	492.82 sq. ft.
Condo Fee:	$356.54
Condo Fee Includes:	Heat, Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1962 (Age: 64)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0512815
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Modella
Community:	Lower Mount Royal
Amenities:	Bicycle Storage, Coin Laundry, Elevator(s)
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Inclusions:	2 in 1 washer/dryer unit
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 5'8" × 3' ·
Main Floor	Living Room · 13'10" × 11'2" ·
Main Floor	Kitchen · 10'1" × 8'5" ·
Main Floor	Bedroom - Primary · 12'4" × 9'10" ·
Main Floor	Walk-In Closet · 5'8" × 4'10" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Recessed Lighting, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/301-1904-10-street-sw-calgary-a2345768/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

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