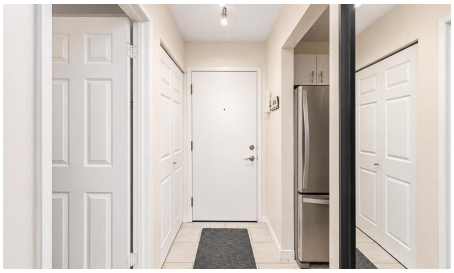
304 1727 10A Street SW

Calgary | Active | MLS® A2358550

$180,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1977**	**501 sq. ft.**

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Listed by Real Broker

A closer look

Enjoy the convenience of inner-city living in Calgary's desirable Lower Mount Royal neighbourhood, just steps from the iconic Red Mile! Tucked away on a quieter residential street, this charming third-floor condo offers easy access to the restaurants, coffee shops, shopping, and entertainment of 17th Avenue while enjoying the comfort of a quiet, concrete-constructed building.

With 501 sq. ft. of thoughtfully designed living space, this unit offers a functional layout that makes excellent use of every square foot. The bedroom is particularly impressive for a condo of this size, measuring a generous 10' x 12'. The updated galley kitchen features modern extended cabinetry, updated appliances, and an efficient workspace for everyday cooking. Adding to the convenience is your own in-suite washer and dryer, a sought-after feature that makes everyday living that much easier! The generous 4' x 12' balcony offers a welcomed extension of your living space, with room to relax, enjoy the neighbourhood atmosphere, and even take in the Stampede fireworks from the comfort of home!

Everyday convenience continues with an assigned surface parking stall ideally located right beside the building entrance. Residents also benefit from a communal bicycle and storage area, as well as a separate secure storage room.

For investors, this condo has an established history as a successful rental property over the past several years since the owner moved out. The building also in the ifnal stages of allowing mid-term rentals, providing additional flexibility for different rental strategies. For homeowners, the concrete construction and quiet, secure building offer a welcome sense of privacy and comfort in the heart of the city.

With trendy restaurants, cafes, shopping, parks, and pathways all within walking distance, this location makes it easy to enjoy everything Lower Mount Royal and the surrounding neighbourhoods have to offer. Offering an appealing combination of location, functionality, in-suite laundry, private outdoor space, and assigned parking at an attractive inner-city price point, this property represents excellent value for both homeowners and investors. Whether you're looking for your first home, an investment property, or a low-maintenance urban lifestyle, this Lower Mount Royal condo is well worth a look!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358550
Bedrooms	1
Bathrooms	1
Year Built	1977

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:	501 sq. ft.
Main Level Finished Area:	501 sq. ft.
Condo Fee:	$392.43
Condo Fee Includes:	Heat, Parking, Professional Management
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1977 (Age: 49)
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:	0714675
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Water Supply:	Public
Garage:	No
Parking:	Assigned, Off Street, Outside, Parking Lot, Paved, Rear Drive, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, In Unit, Multiple Locations
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Lower Mount Royal
Amenities:	Bicycle Storage, Coin Laundry, Laundry, Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Foyer · 6'2" × 3'6" ·

Main Floor	Kitchen · 12'7" × 7'5" ·
Main Floor	Living Room · 12'9" × 12'5" ·
Main Floor	Storage · 2'11" × 2'10" ·
Main Floor	Bedroom - Primary · 12'1" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Storage
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Lot Features:	City Lot, Corner Lot, Street Lighting, Views
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-1727-10a-street-sw-calgary-a2358550/

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