304 1904 10 Street SW

Calgary | Active | MLS® A2334533

$249,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1962**	**556.92 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

FORMER SHOW SUITE IN THE MODELLA | UPGRADED HARDWOOD, GRANITE & GLASS-TILE KITCHEN | PRIVATE BALCONY | IN-SUITE LAUNDRY | TV PACKAGE & BUILT-IN WALL UNIT INCLUDED | PET-FRIENDLY BUILDING | QUIET TREE-LINED STREET STEPS TO 17TH AVENUE IN LOWER MOUNT ROYAL. A show suite finish at an entry-level price, on a quiet residential street one block from the best of 17th Avenue. The Modella is a charming boutique building in Lower Mount Royal, and this 557-square-foot suite was its former show suite, so the upgrades are already here: wide-plank hardwood flooring, sleek white cabinetry, granite countertops and an elegant glass-tile backsplash in a clean, contemporary kitchen. The bright open-concept living and dining area opens onto a private balcony for morning coffee and summer barbecues, and the Samsung TV package and custom built-in wall unit are included. The spacious bedroom is filled with natural light and features custom recessed lighting and a full-height closet system. The stylish 4-piece bathroom offers a deep soaker tub and updated fixtures. In-suite laundry and a well-managed, pet-friendly building complete the package. Step out to Calgary's best restaurants, cafes, shops and nightlife, then come home to the peaceful feel of a tree-lined street. Turnkey, low maintenance and in a premium inner-city location: an easy first home or a strong long-term hold.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334533
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:	556.92 sq. ft.

Condo Fee:	$421.68
Condo Fee Includes:	Heat, Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	1
Stories Total:	5
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:	Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Off Street, Parkade
Parking Places:	0
Parking Total/Covered:	0 / -
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:	Built in living room cabinets, TV & sound Bar, Mirror, Standing cabinet
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Kitchen · 13'6" × 6'2" ·
Main Floor	Dining Room · 11' × 7'6" ·
Main Floor	Living Room · 13'10" × 12'4" ·
Main Floor	Laundry · 2'5" × 1'11" ·
Main Floor	Bedroom - Primary · 13'10" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, No Animal Home, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Aug 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-1904-10-street-sw-calgary-a2334533/

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

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