406 1904 10 Street SW

Calgary | Active | MLS® A2360344

$194,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1969**	**498.87 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

Welcome to Modella, where sophisticated urban living meets the vibrant energy of Calgary’s sought-after Lower Mount Royal community. This beautiful one-bedroom, one-bathroom top-floor condo offers a bright, open-concept layout designed for both comfort and style. Large windows fill the main living area with natural light, while hardwood flooring throughout adds warmth and elegance to the home. The contemporary kitchen features stylish cabinetry, stainless-steel appliances, and a generous island with breakfast bar seating, perfect for casual dining. The living room opens directly onto your private balcony, providing a peaceful outdoor retreat to enjoy your morning coffee or unwind at the end of the day. The spacious primary bedroom offers a walk-in closet, while an in-suite washer adds everyday convenience. Thoughtfully designed and ideally located, this home delivers an exceptional urban lifestyle in one of Calgary’s most prestigious neighbourhoods. Step outside your door and enjoy an incredible selection of shops, restaurants, parks, playgrounds, and everyday amenities. The vibrant 17th Avenue district is just a short stroll away, offering an exciting mix of renowned dining, boutique shopping, entertainment, and nightlife. Whether you’re searching for a stylish inner-city residence or a valuable investment opportunity, this exceptional top-floor condo offers the perfect combination of modern comfort, convenience, and location. Book your private viewing today and experience all that Modella and Lower Mount Royal have to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360344
Bedrooms	1
Bathrooms	1
Year Built	1969
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:	498.87 sq. ft.
Main Level Finished Area:	498.87 sq. ft.
Condo Fee:	$358.26
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1969 (Age: 57)
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
Parking:	None
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, Washer
Inclusions:	Wallmount
Restrictions:	Easement Registered On Title, Restrictive Covenant
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 13'6" × 10'4" ·
Main Floor	Kitchen · 10'8" × 8'6" ·
Main Floor	Bedroom - Primary · 10'2" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/406-1904-10-street-sw-calgary-a2360344/

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