

# \$539,900 - 1250 10 Street Sw, Calgary

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MLS® #A2211329

**\$539,900**

2 Bedroom, 2.00 Bathroom, 1,183 sqft

Residential on 0.00 Acres

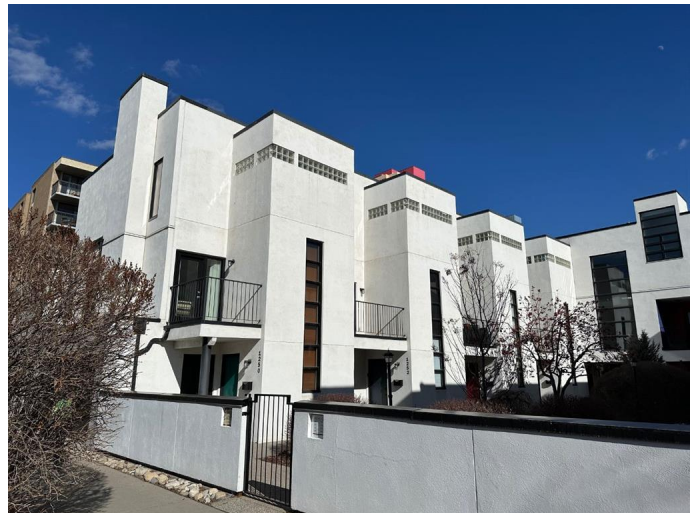
Beltline, Calgary, Alberta

Discover urban elegance in this exceptional contemporary townhouse condo nestled within the prestigious Connaught Gardens, designed by renowned Sturges Architecture and celebrated in the Alberta Association of Architecture Chronicle of Significant Alberta Architecture. This unique complex features 11 thoughtfully designed townhouses, centered around a serene garden courtyard, with picturesque views to the west overlooking the school grounds and bordering the Connaught Community Street Park.

This corner raised unit, located at the back of the complex, offers an abundance of natural light with its south, west, and north exposures, complemented by only one shared wall. Step inside to find high ceilings and beautiful hardwood floors that guide you through the open main floor layout. The spacious living area, adorned with a stylish tiled gas fireplace, flows effortlessly onto a sun-drenched sundeck, while the generous wrap-around terrace off the kitchen provides a perfect private retreat for outdoor entertaining.

The modern kitchen is a culinary delight featuring sleek granite countertops and stainless steel appliances, designed for both functionality and style. A convenient 2-piece bath completes the main floor.

Ascend to the upper level to find two spacious bedrooms, including a primary suite with a



walk-in closet, alongside a large 4-piece bathroom and a designated laundry area. The freshly painted white interior adds a touch of contemporary flair throughout.

Your new home includes access to a double shared garage with one other unit owner, equipped with insulation, a garage door opener, and additional bike storage.

Situated in an iconic complex that is ideally located near shopping, dining, and parks, this townhouse condo truly encapsulates modern living at its finest. This property must be seen to be fully appreciated—don't miss your chance to call this extraordinary space your home!

Built in 1993

### Essential Information

MLS® #	A2211329
Price	\$539,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,183
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1250 10 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2R 1P8

### Amenities

Amenities Secured Parking, Snow Rem  
Parking Spaces 1  
Parking Assigned, Garage Door Op  
Garage Faces Side, Single G  
# of Garages 1

### Interior

Interior Features Granite Counters, High Ceil  
Separate Entrance, Stone  
Track Lighting  
Appliances Dishwasher, Dryer, Electric  
Range Hood, Refrigerator, W  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Tile  
# of Stories 2  
Basement None

### Exterior

Exterior Features Balcony  
Lot Description Corner Lot  
Roof Tar/Gravel, Flat  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 11th, 2025  
Days on Market 38  
Zoning CC-MH

### Listing Details

Listing Office RE/MAX Real Estate (Central)



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