

# \$999,900 - 1, 1723 10 Street Sw, Calgary

MLS® #A2232239

**\$999,900**

4 Bedroom, 4.00 Bathroom, 2,398 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

DOWNTOWN LUXURY LIVING UNDER \$1M. Boldly UNIQUE and ARCHITECTURALLY STRIKING, this 5-LEVEL, 4 BEDROOM, 3.5 BATH home with DOUBLE ATTACHED GARAGE is located in PRESTIGIOUS LOWER MOUNT ROYAL just steps from the VIBRANT ENERGY of 17TH AVE. From the SOARING ENTRYWAY to the PRIVATE ROOFTOP PATIO with SPARKLING DOWNTOWN VIEWS, every detail impresses. Enjoy a CHEF-INSPIRED KITCHEN with QUARTZ COUNTERS, PREMIUM APPLIANCES, and SUNLIT SPACES perfect for entertaining. The MAGAZINE-WORTHY PRIMARY SUITE features a SPA-LIKE ENSUITE with DOUBLE VANITY, DEEP SOAKER TUB, DUAL SHOWER, HEATED FLOORS, and a WALK-IN CLOSET. With 10-FT CEILINGS on the main, 9-FT CEILINGS above, a FINISHED BASEMENT, and OVER 2,300 SQFT OF LIVING SPACE, this is your chance to own a ONE-OF-A-KIND LUXURY HOME in the heart of the city.

Built in 2013

## Essential Information

MLS® #	A2232239
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,398
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1, 1723 10 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3E9

### Amenities

Amenities	Parking, Secured Parking, Trash
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Flat, Other
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	49
Zoning	M-C2

### **Listing Details**

Listing Office	CIR Realty
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