# \$254,900 - 304, 1904 10 Street Sw, Calgary

MLS® #A2265329

#### \$254,900

1 Bedroom, 1.00 Bathroom, 557 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to The Modella! This boutique building is perfectly situated on a beautiful. tree-lined street in the highly sought-after community of Lower Mount Royal. Embrace 556 sq. ft. of thoughtfully designed living space in this former show suite, where modern finishes blend with warm tones to create a sophisticated "luxury hotel― feel. Step inside to discover a bright, open-concept layout featuring upgraded wide-plank hardwood flooring, sleek white cabinetry, granite countertops, and a glass tile backsplash that brings a clean, contemporary look to the kitchen. The open living and dining space feels effortless, with its modern decor, sleek lighting and a private Balcony... perfect for relaxing & barbecues. And YES â€" the Samsung TV package and built-in wall unit come with the home, so you can move right in and enjoy

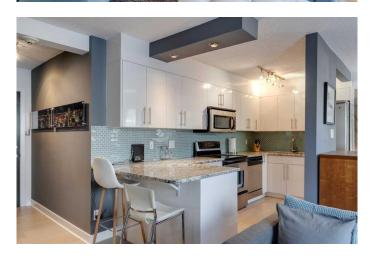
The spacious bedroom includes custom recessed lighting, a full-height closet system, and large windows that fill the room with natural light.

The stylish four-piece bathroom offers a deep soaker tub, updated fixtures, and elegant finishes. Additional highlights include in-suite laundry and a well-managed, pet-friendly building in a residential parking permit area (\$45/yr). just steps away 17th Ave & Calgary's best restaurants, cafés, and shops.

Experience inner-city living at its finest at The Modella!







### **Essential Information**

MLS® # A2265329 Price \$254,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 557

Acres 0.00 Year Built 1962

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 304, 1904 10 Street Sw

Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 3G1

#### **Amenities**

Amenities Elevator(s), Bicycle Storage, Coin Laundry

Parking Off Street, Parkade

## Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Baseboard

Cooling None

# of Stories 5

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete

## **Additional Information**

Date Listed October 24th, 2025

Days on Market 27

Zoning M-C2

# **Listing Details**

Listing Office Real Broker

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