

\$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 "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, caf s, and shops.

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



Built in 1962

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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