\$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 living and dining areas flow seamlessly, offering modern lighting and direct access to a private patioâ€"perfect for relaxing or weekend barbecues. 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 just steps away 17th Ave & Calgary's best restaurants, cafés, 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 Bicycle Storage, Coin Laundry, Elevator(s)

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 5

Zoning M-C2

Listing Details

Listing Office Real Broker

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