

# \$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 patio—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, 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 | 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 | 3                  |

ZoningM-C2

Listing Details

Listing OfficeReal Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.