

# \$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 |
| Community   | Lower Mount Royal      |
| Condo       | Modella                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 3G1                |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Bicycle Storage, Coin Laundry, Elevator(s) |
| Parking   | None                                       |

### 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 | 1    |
| Zoning         | M-C2 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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