



**GRASSROOTS**

REALTY GROUP

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**3405, 210 15 Avenue SE  
Calgary, Alberta**

**MLS # A2268650**



**\$1,424,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Enclosed, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,305
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar

**Inclusions:** Automated Roll Down Blinds, Automation System, 2 iPads, 2 TV's on the walls, Playstation 3, Built-in TV in upstairs bathroom, BBQ, Coffee Bar

WELCOME to this PRIVATE PENTHOUSE in the VETRO Building on the 34th + 35st FLOOR with 2,139 Sq Ft of REFINED LIVING across a 2-STOREY, 2 BED, 2.5 BATH EXECUTIVE LAYOUT, 2 TITLED PARKING STALLS in UNDERGROUND HEATED GARAGE, an ASSIGNED STORAGE UNIT, and a HUGE Balcony including UNOBSTRUCTED GORGEOUS VIEWS of the ROCKY MOUNTAINS all in the BELTLINE!!! This IMPECCABLE HOME has Touchscreen ELAN controlled climate, lights/blinds, + sound system throughout. The Main level opens with a WELCOMING FOYER, in-suite STORAGE, + a 2 pc Bath. The CHEF-INSPIRED KITCHEN features SS BOSCH Appliances including a BUILT-IN ESPRESSO MACHINE, a BERTAZZONI GAS Range, SLEEK ESPRESSO Cabinetry, LARGE ISLAND with QUARTZ Countertops. Casual Dining is easy at the BREAKFAST BAR, and the BUILT-IN Desk is handy in the Dining Room which will host FRIENDS and FAMILY gathering together. A door to a PRIVATE BALCONY w/GAS LINE - your front-row seat to PANORAMIC DOWNTOWN VIEWS, MOUNTAIN VIEWS glowing Sunsets, and Calgary's iconic SKYLINE. The OPEN-CONCEPT LIVING ROOM is framed by TOWERING SOUTH-FACING WINDOWS, while an INTEGRATED WET BAR elevates your ENTERTAINING EXPERIENCE - perfect for hosting GUESTS. NATURAL LIGHT floods the space, highlighting the SEAMLESS CONNECTION between the Living, Dining, + Kitchen areas. The 2nd Bedroom can also be used as an OFFICE. It has a WALK-IN Closet, and a 3 pc Bath. The Laundry room is next, and the STORAGE area underneath the stairs. The upper level is equally IMPRESSIVE the EXPANSIVE PRIMARY BEDROOM - a TRANQUIL RETREAT with multiple LARGE WINDOWS, CUSTOM BUILT-INS,

+ plenty of space for a full suite of furnishings. The 2nd Entrance on the 35th Floor for ADD security. The LUXURIOUS 5 pc EN-SUITE boasts a DOUBLE VANITY, a BACKLIT Mirror with a TV EMBEDDED, DEEP JETTED SOAKER TUB with 2 SHOWER HEADS. Crafted for individuals who ASPIRE to a LUXURY-DRIVEN URBAN WAY OF LIVING, this residence offers a SOPHISTICATED MULTI-LEVEL EXPERIENCE with SOARING DOUBLE-HEIGHT CEILINGS, DRAMATIC FLOOR-TO-CEILING GLASS, and UNSTOPPABLE CITY VIEWS from SUNRISE TO NIGHTFALL. Residents of VETRO enjoy access to a STATE-OF-THE-ART 2-Level FITNESS CENTRE w/ a Hot Tub, a Theatre, 24-HOUR Security, a Concierge, Secure Bike Storage + access to beautifully maintained common areas. A DEDICATED elevator serves the 34th floor, providing residents with QUICK + exclusive. Ideally located in the heart of the BELTLINE, this residence delivers unmatched walkability to Dining, Shopping, Entertainment, + Transit &ndash; with effortless access to the C-TRAIN, Stampede Park, the Downtown Core, + major commuter routes. Adding to the long-term appeal, a new LUXURY FAIRMONT HOTEL is set to be built next door, further elevating the prestige and vibrancy of the surrounding area. It has STRIKING ARCHITECTURAL design, PREMIUM FINISHES, intelligent layout, + BREATHTAKING VIEWS, this home stands as a TRUE EXECUTIVE-LEVEL RESIDENCE for the discerning buyer seeking LUXURY, SOPHISTICATION, + UNPARALLELED INNER-CITY LIVING!