



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1901, 210 15 Avenue SE
Calgary, Alberta**

MLS # A2307639



\$374,325

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	913 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Gated, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	15-24-1-W5
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bar, Breakfast Bar, Dry Bar, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Tv Wall Mounts, Roll Down Blinds,

A STUNNING CORNER UNIT on the 19th FLOOR w/BREATHTAKING MOUNTAIN VIEWS!!! Situated in the PRESTIGIOUS Vetro building, this EXCEPTIONAL residence offers 913 Sq Ft of AIR-CONDITIONED, MODERN INNER-CITY LIVING w/2 BEDROOMS, 2 FULL BATHROOMS, 1 TITLED UNDERGROUND PARKING STALL, an ASSIGNED STORAGE UNIT, + a PRIME WEST-FACING EXPOSURE in the heart of the Beltline!!! Beautifully designed w/an OPEN-CONCEPT LAYOUT, 9 Ft CEILINGS, + FLOOR-TO-CEILING WINDOWS, this home is filled w/NATURAL LIGHT while showcasing incredible SKYLINE + ROCKY MOUNTAIN VIEW from nearly every room. The WELCOMING FOYER opens into the home w/a convenient STORAGE + LAUNDRY ROOM positioned to the left, followed by a stylish 3 pc BATHROOM + COAT CLOSET that add both FUNCTIONALITY + thoughtful design to the layout. The space then transitions seamlessly into the SLEEK KITCHEN featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, SLEEK DARK CABINETRY, + a convenient BREAKFAST BAR ideal for casual dining + ENTERTAINING guests. The adjacent DINING AREA flows effortlessly into the BRIGHT + SPACIOUS LIVING ROOM where dramatic FLOOR-TO-CEILING WINDOWS frame the stunning WEST-FACING backdrop while filling the space w/NATURAL LIGHT throughout the day. The stylish BUILT-IN BAR AREA features a WINE FRIDGE, Custom Cabinetry, Butcher block countertop, + open shelving—creating the PERFECT space for entertaining, crafting cocktails, or displaying your favourite wine collection. Step outside onto the MASSIVE 15' x 8' WEST-FACING BALCONY complete w/a BBQ GAS LINE — the perfect outdoor retreat for relaxing summer evenings, entertaining

friends, or enjoying Calgary's spectacular SUNSETS over the ROCKY MOUNTAINS. Privately positioned beyond the main living space, the PRIMARY BEDROOM serves as a comfortable retreat featuring a WALK-IN CLOSET + a 4 pc ENSUITE BATHROOM. The 2nd BEDROOM is thoughtfully positioned on the OPPOSITE SIDE of the unit, offering ideal privacy for roommates or guests while also functioning perfectly as a HOME OFFICE or creative workspace. Residents of Vetro enjoy access to OUTSTANDING AMENITIES including 24-HOUR SECURITY, a FULLY EQUIPPED FITNESS CENTRE, HOT TUB, THEATER ROOM, BILLIARDS ROOM, SOCIAL LOUNGE, + HEATED VISITOR PARKING — delivering the ultimate LOCK-AND-LEAVE URBAN LIFESTYLE. Ideally located steps from the C-Train, Stampede Park, Downtown Offices, Restaurants, Cafés, Shopping, + Entertainment, this EXECUTIVE-STYLE RESIDENCE perfectly combines LOCATION, LUXURY, + LIFESTYLE in one of Calgary's most sought-after high-rise communities. With its CORNER EXPOSURE, BRIGHT OPEN DESIGN, PREMIUM AMENITIES, + INCREDIBLE WEST-FACING VIEWS, this is BELTLINE LIVING at its finest!!!