



GRASSROOTS
REALTY GROUP

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210, 1410 2 Street SW
Calgary, Alberta

MLS # A2327862



\$285,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Jetted Tub, Open Floorplan, Storage		

Inclusions: Foyer Storage Unit

Positioned in Calgary's vibrant Beltline this second-floor residence offers an exceptional balance of urban accessibility and active outdoor recreation. Spanning 830 square feet of living area, the two-bedroom, two-bathroom layout is filled with natural light throughout. Located directly beside Haultain Park, step away from tennis/pickleball courts, one block to the dining, cafes, and retail along 17th Ave and 1 street shops. The main living space extends onto a west facing balcony, creating a relaxed setting to unwind. Practical features include in-suite laundry, an assigned storage locker conveniently located on the same floor, and a secure titled underground parking stall. Delivering a convenient, walkable lifestyle, this home provides seamless access to Calgary's downtown commercial core, transit routes, and local amenities. (Virtually Staged)