



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1808, 210 15 Avenue SE
Calgary, Alberta

MLS # A2332459



\$345,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	955 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers		

Inclusions:	N/A
-------------	-----

Experience the pinnacle of urban living in this exceptional 960 sq ft open-concept condo, perfectly situated at the intersection of the Beltline and the Entertainment District. The well-designed layout features a split two-bedroom, two-bathroom floor plan that offers optimal privacy, centered around a bright and open living area. Enhanced by warm hardwood flooring throughout, the space includes a generous living and dining area that opens onto a large balcony with breathtaking city and mountain views. Both sizeable bedrooms boast their own walk-through closet and private ensuite bathroom. Additional interior features include a dedicated wall niche ideal for a home workspace, full-size laundry, abundant in-unit storage, and a titled parking stall. This property is ideally located just steps from the Stampede LRT, Stampede Park, BMO, Scotiabank, MNP Centre, Lyndsay Park, the Elbow River, and the new JW Marriott and W Hotels, placing your social and professional life right at your doorstep. Beyond its prime location, residents gain access to a comprehensive suite of premium building amenities. These include concierge and security services, an exercise room, a hot tub and steam room, a theatre, a social/billiard room, a bike room, a rooftop patio, and dedicated guest parking.