



GRASSROOTS
REALTY GROUP

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2603, 210 15 Avenue SE
Calgary, Alberta

MLS # A2347762



\$335,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions:	N/A
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Perched on the 26TH FLOOR of VETRO, this beautifully MAINTAINED 2-bedroom, 2-bathroom residence pairs impressive city views with a practical split-bedroom layout. With no directly facing tower beside the unit and the nearest buildings with direct sightlines nearly two blocks away, the home enjoys an unusually open outlook and a welcome sense of privacy. 9-FOOT CEILINGS and expansive windows fill the OPEN-CONCEPT LIVING space with natural light. Unlike many glass-heavy high-rise units, this home remains remarkably comfortable through Calgary's seasons—cool in summer, cozy in winter, and consistently temperate throughout the year. The bedrooms sit on opposite sides of the home, providing separation for couples, guests, roommates, or those working from home. The SPACIOUS PRIMARY BEDROOM features a walk-through closet and PRIVATE ENSUITE, while the second bedroom has convenient access to a full bathroom and walk-in closet. In the kitchen, generous cabinetry, ample preparation space, under-cabinet lighting, and abundant storage make cooking and entertaining easy. In-suite laundry adds everyday convenience, with a stacked washer and dryer tucked neatly out of sight. The PRIVATE BALCONY'S sheltered orientation makes it a comfortable place to enjoy the downtown views throughout much of the year. A NATURAL GAS LINE adds convenience for outdoor cooking. Building residents enjoy a fully equipped fitness centre, hot tub, theatre room, party room, and steam rooms in both the men's and women's locker facilities. On-site security, concierge service, and a secure Blue Box Smart Locker parcel-delivery system add everyday convenience. Located in Victoria Park, the home is close to Stampede Park, the Saddledome, BMO Centre, restaurants, shopping, and Victoria Park/Stampede CTrain

Station, with convenient access to Calgary's entertainment district and downtown core. The home includes a TITLED UNDERGROUND PARKING stall positioned away from the main parking lane for a quieter, less trafficked parking experience, plus an assigned storage locker. It has also been deep cleaned, with freshly painted baseboards and a brand new kitchen faucet. This is an exceptional opportunity for professionals, investors, or anyone looking to enjoy elevated inner-city living.