



**GRASSROOTS**  
REALTY GROUP

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406, 1410 2 Street SW  
Calgary, Alberta

MLS # A2222277



**\$365,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to Coronation Place&ampmdashan enviable inner-city address nestled in the vibrant Beltline community. Just one block off 1st Street SW, you&rsquo;ll find yourself steps from some of Calgary&rsquo;s most beloved restaurants, caf&eacute;s, shops, and nightlife hotspots. This is downtown living without compromise. Perched on the NW corner of the 4th floor, this 2-bedroom condo offers an expansive, open-concept layout flooded with natural light thanks to oversized windows and 10-ft ceilings. The kitchen features a curved island with an eating bar&ampmdashperfect for casual dinners or entertaining friends before a night out. Rich hardwood and ceramic tile flooring add timeless appeal, while the west-facing sundeck is the ideal spot to soak in golden hour views over the city skyline. Included is a titled underground parking stall and a convenient same-floor storage locker. Recent updates to the building&rsquo;s common areas, including freshly painted hallways, add to the pride of ownership throughout. Bordering a peaceful park and tennis courts just to the north, this location offers a perfect balance of energy and calm. Whether you're walking to the office, grabbing brunch down the street, or catching a show at the nearby theatres, every part of urban life is at your doorstep.