



**GRASSROOTS**  
REALTY GROUP

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**202, 1410 2 Street SW**  
**Calgary, Alberta**

**MLS # A2223001**



**\$329,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 885 sq.ft.                         | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 643 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame  | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home |                   |        |

**Inclusions:** Hallway Wardrobe

Welcome to #202, 1410 1 Street SW &ndash; a well-laid-out 2-bedroom, 2-bathroom apartment in the desirable Beltline community. Offering nearly 900 sq ft of comfortable living space, this unit is perfect for first-time buyers, downsizers, or investors looking for a centrally located property. The open floor plan features a bright living and dining area with 10 foot ceilings and focused around a cozy gas fireplace, a well-equipped kitchen with plenty of cabinet and counter space, and large windows that allow for plenty of natural light. The bedrooms are thoughtfully positioned on opposite sides of the unit, providing added privacy&mdash;ideal for roommates or guests. The primary bedroom includes a spacious closet and 4-piece ensuite, while the second bedroom is serviced by a 3 piece main bathroom. Enjoy your own private balcony overlooking the charming courtyard , in-suite laundry, and the convenience of underground titled parking. The building also offers a storage locker, bike storage, and secure entry. Located steps from cafes, restaurants, shopping, parks, and transit this condo offers exceptional urban living in one of Calgary&rsquo;s most walkable neighborhoods. Condo Fees Include Heat, Water and Sewer and the building is Pet-friendly (with board approval). Situated by Haultain Park with green space and tennis courts, walking distance to the Stampede Grounds and surrounded by bars and restaurants of this vibrant neighbourhood, this condo is the ideal place to call home.