

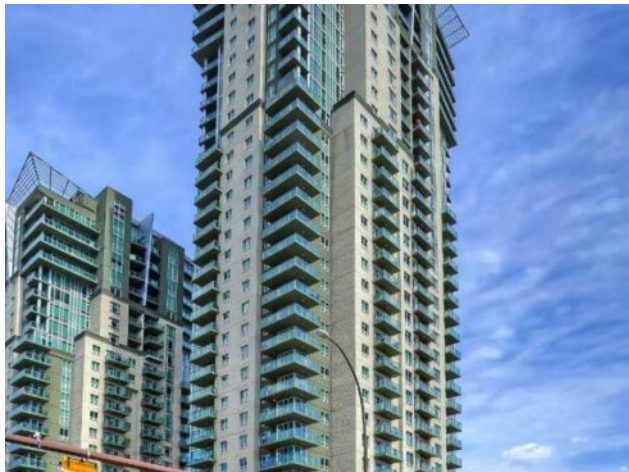


**GRASSROOTS**  
REALTY GROUP

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2405, 210 15 Avenue SE  
Calgary, Alberta

MLS # A2241749



**\$425,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,028 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to urban living at its finest. This spacious 2-bedroom, 2-bathroom apartment offers over 1,000 sq. ft. of thoughtfully designed living space on the 24th floor, with sweeping East and South views that fill the home with natural light. Located just steps from the Stampede Grounds, Victoria Park CTrain Station, and the shops and restaurants of 17th Avenue, this home places you in the heart of Calgary's most vibrant district. Whether you're heading to work or enjoying a night out, everything you need is right at your doorstep. Inside, you'll find a well-balanced layout with bedrooms on opposite sides for added privacy, and generous open-concept living and dining areas perfect for entertaining. The building itself offers a full suite of amenities including a fitness centre, cardio room, hot tub, party room, and theatre &mdash; all designed to enhance your everyday lifestyle. Whether you're a professional, an investor, or someone looking to enjoy downtown living without compromise, this home delivers exceptional value in an unbeatable location.