



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

111, 1410 2 Street SW
Calgary, Alberta

MLS # A2257441



\$239,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	657 sq.ft.	Age:	1995 (30 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Stone, Stucco, Wood Frame

Foundation: -

Features: Granite Counters, Jetted Tub, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 545

LLD: -

Zoning: CC-MH

Utilities: -

Inclusions: N/A

Live in the heart of downtown with this stylish 1-bedroom, 1-bath end unit condo offering 657 sq ft of modern urban living. Located just a short stroll from the vibrant energy of 17th Ave and 4th Street, you're perfectly positioned to enjoy Calgary's best restaurants, caf  s, and nightlife. Step inside and be greeted by soaring 10-foot loft-style ceilings, Honduras Mahogany table top, crown mouldings, newer hardwood floors and paint, plus sleek stainless steel countertops. The open-concept layout is both functional and inviting, with large windows that let in plenty of natural light. The spacious bedroom features a modern wall design and ceiling fan with additional features including in-suite laundry, assigned storage, titled underground parking, and a well-maintained building in a prime location. Whether you're a first-time buyer, downsizer, or investor, this is downtown living done right. Don't miss your chance to own a piece of Calgary's inner-city lifestyle!