

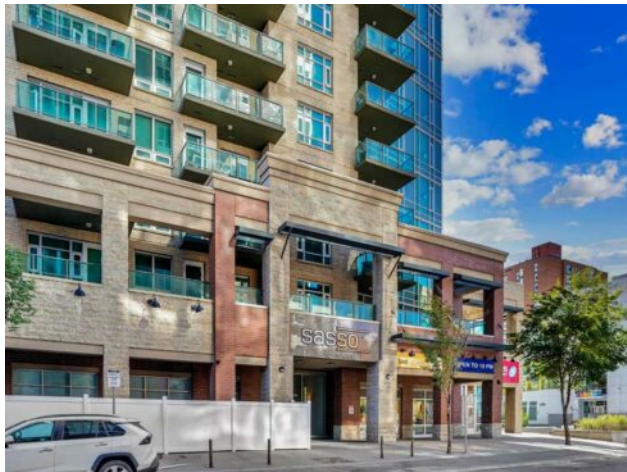


GRASSROOTS
REALTY GROUP

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2103, 1410 1 Street SE
Calgary, Alberta

MLS # A2263988



\$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub		

Inclusions: None

Central Beltline area apartment condo, 21st floor with a balcony looking north, 1 bedroom with 4 piece bath, large open concept Kitchen, dining and living area, large primary bedroom with walk in closet pass thru to 4 piece bathroom. In suite laundry. Brightly lit with modern kitchen appeal and stainless appliances. In-suite laundry. Underground secured and heated parking with your titled parking space and assigned storage. Security desk and personnel. Very easy walking distance to downtown, Stampede Exhibition Grounds, restaurants, night life. Just blocks away from the MNP INDOOR Leisure Exercise Centre with pool, running track, full weight room, basketball and volley ball courts, close to walking and biking paths. Modern 1-Bedroom Condo in the Heart of the Beltline – 21st Floor Views Welcome to urban living at its finest in this beautifully appointed 1-bedroom, 1-bathroom condo located on the 21st floor of a sought-after building in Calgary's vibrant Beltline district. Enjoy panoramic north-facing city views from your private balcony — the perfect spot for morning coffee or evening sunsets. Step inside to a bright, open-concept living space featuring a modern kitchen with sleek stainless steel appliances, ample cabinetry, and a large peninsula that flows seamlessly into the dining and living areas — ideal for entertaining or unwinding after a busy day. The spacious primary bedroom boasts a generous walk-in closet with convenient pass-through access to the elegant 4-piece bathroom. Additional features include in-suite laundry, underground titled and heated parking, assigned storage, and lobby located security with concierge personnel for peace of mind. just a few short steps from downtown, the Stampede Grounds, restaurants, cafes, nightlife, and multiple transit options. Just blocks away, you'll find the MNP Community

& Sport Centre offering a pool, track, full gym, and courts. Enjoy quick access to the city’s best walking and biking paths, making this location a dream for active urban dwellers. Whether you're a first-time buyer, investor, or looking to downsize in style – this condo is the perfect blend of comfort, convenience, and city lifestyle.