



**2504, 210 15 Avenue SE
Calgary, Alberta**

MLS # A2303553



\$369,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	949 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Experience elevated urban living in this exceptional corner unit, featuring a rare wrap-around glass balcony with unobstructed east and south-facing city views. Flooded with natural light throughout the day, this stunning outdoor space also offers a front-row seat to seasonal fireworks—perfect for both relaxing evenings and vibrant entertaining. Inside, the thoughtfully designed open-concept layout is enhanced by 9-foot ceilings and expansive windows, creating a bright, modern, and airy atmosphere. The contemporary kitchen is equipped with sleek cabinetry, stainless steel appliances, under-cabinet lighting, and ample counter space, seamlessly connecting to the dining and living areas for effortless everyday living. The spacious primary bedroom features a walk-through closet and a private ensuite, while the second bedroom and full bathroom provide versatile options for guests, a home office, or shared living arrangements. Ideally situated in the heart of Victoria Park, this home offers unparalleled convenience. With everyday essentials like Shoppers Drug Mart and dry cleaning services just downstairs, plus a wide array of restaurants, cafés, and entertainment options within walking distance, everything you need is right at your doorstep. Enjoy easy access to 17th Avenue, Stampede Park, the Saddledome, BMO Centre, and the Victoria Park C-Train Station, along with major routes including Deerfoot Trail, Memorial Drive, and Macleod Trail. This well-managed building features premium amenities such as a fitness centre, hot tub, party room, and theatre room. The unit is complete with titled underground parking and additional storage, adding both comfort and convenience. Whether you’re a first-time buyer, investor, or looking to enjoy the best of downtown living, this is a rare opportunity in one of Calgary’s most dynamic communities.