



**3004, 210 15 Avenue SE
Calgary, Alberta**

MLS # A2131793



\$469,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	960 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Experience urban living at its finest in this stunning 30th-floor condo, boasting panoramic views of downtown Calgary, Saddledome and the Stampede grounds. As you step into this bright and spacious fully air conditioned unit, you're greeted by floor-to-ceiling windows that flood the space with natural light. The kitchen features granite countertops, a breakfast bar, and stainless steel appliances, including a garburator. Adjacent to the kitchen is a dining area with direct access to a large balcony, perfect for enjoying the incredible cityscape, while the living room, with its expansive windows facing North and East, offers breathtaking views and is the ideal space for relaxation or entertaining guests. The primary bedroom includes a walk-in closet and a luxurious ensuite bathroom, with access from the main living space, while the second bedroom also features a walk-in closet and its own 4 piece ensuite. Additional highlights include a dedicated laundry room with quality Samsung appliances and a convenient storage closet for outdoor gear and shoes. The unit also comes with one underground heated titled parking space. This condo building is equipped with top-notch amenities such as a two-level fitness centre, a party room with a pool table, a theatre, sauna and a hot tub, ensuring a lifestyle of comfort and convenience. Residents also benefit from underground visitor parking, motorcycle parking, and an assigned storage locker. Situated in a prime location, this unit offers unparalleled access to downtown Calgary. With proximity to the LRT station, the Stampede grounds, 17th Avenue, and numerous shopping and dining options. The nearby Bow River and its picturesque walking paths makes it a haven for outdoor enthusiasts. Don't miss the opportunity to own this remarkable property – book a showing today! * As per the seller, Buyer can also Benefit from an assumable

mortgage at an enticing rate of 2.49% provided by RBC, subject to the terms and conditions of the bank.*