



GRASSROOTS
REALTY GROUP

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2908, 210 15 Avenue SE
Calgary, Alberta

MLS # A2139840



\$465,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	949 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Enjoy breathtaking views of the Downtown Skyline and Bow River Valley from this pristine high-rise apartment! Positioned on the 29th floor, this impressive unit features floor-to-ceiling windows that capture stunning vistas, equally mesmerizing by day or night. This home spans almost 900 sqft and features an open layout with two bedrooms, two bathrooms, a large living and dining space, good sized entryway closet, and convenient in-suite laundry. The kitchen is a modern chef’s dream, boasting sleek flat-panel cabinets, granite countertops with a high-end stainless steel under-mount sink, chic tile backsplash, and top-of-the-line stainless steel appliances. The living and dining areas offer a perfect backdrop for entertaining, styled with high-quality carpeting and freshly painted in soothing neutral taupe hues. Step outside onto the expansive deck, complete with a BBQ gas hookup and plenty of room for lounging and social gatherings—ideal for enjoying your morning coffee or hosting get-togethers under the fireworks of 2024. The primary bedroom is a private retreat, featuring a large walk-through closet and a luxurious four-piece ensuite with granite countertops. The second bedroom is spacious with ample closet space and easy access to the main three-piece bathroom. Building amenities enhance this living experience, including concierge services, security, an exercise room, a Jacuzzi hot tub, steam room, social and billiard room, theatre room, and a rooftop patio. There’s also a bike room and guest parking for convenience. Included are TWO TITLED parking stalls which are rare in the building. Situated next to the Stampede LRT Station and minutes from popular spots like the Stampede Grounds, BMO Centre, and Saddledome, as well as trendy 17th and Stephen Avenues, this home is also just blocks away from the Elbow River and the City Pathway

System. This apartment is not just a place to live, but a vibrant lifestyle waiting to be enjoyed!