



**GRASSROOTS**  
REALTY GROUP

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**1302, 210 15 Avenue SE**  
**Calgary, Alberta**

**MLS # A2149664**



**\$339,999**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	665 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** All Furniture can be included with the sale

Welcome to your new home in the prestigious Vetro building! This FULLY FURNISHED gorgeous unit offers an unparalleled urban lifestyle with all amenities within walking distance. Enjoy the convenience of being close to the Victoria Park C-Train station, the Casino, various public transportation options, grocery stores, the Saddledome, pharmacies, and an array of restaurants and fast food outlets. Key Features: Prime Location: Situated in the heart of downtown Calgary, you'll have everything you need right at your doorstep. Spacious Layout: The open-concept layout welcomes you with a huge kitchen with lots of cabinet space, perfect for gourmet cooking. Bright and Inviting Living Room: The south-facing living room is bathed in natural light year-round, offering unobstructed views of downtown that add to the luxurious ambiance. Comfortable Bedroom: The primary bedroom also faces south and includes a large walk-through closet with ample space for your wardrobe. The quiet bedroom boasts large windows with stunning views of the downtown skyline. Modern Touches: Stylish and modern finishes are present throughout the unit, ensuring a sophisticated living experience. Building Amenities: 2-Story Gym: Fully equipped with a variety of fitness equipment to meet all your workout needs. Private Jacuzzi/Hot Tub: Relax and unwind in a secluded, tranquil setting. Private Party Room: Equipped with a pool table, cozy sofas, and a preparation area, perfect for entertaining guests. Private Cinema Room: Enjoy movie nights in the exclusive cinema room, adding a touch of luxury to your lifestyle. Additional Features: All-Season Sunshine: The south-facing living spaces ensure warm sunshine throughout the year. Unblocked Views: Enjoy the openness and unblocked views of the downtown skyline from your living room and bedroom. Convenient Amenities: Nearby grocery

stores, pharmacies, restaurants, and more make everyday living a breeze. This Vetro condo unit truly offers the best of downtown Calgary living. With its luxurious amenities, stylish modern touches, and unbeatable location, your urban lifestyle will be both convenient and sophisticated. Don't miss this opportunity—schedule your private viewing today and make this exquisite condo your new home!