



GRASSROOTS
REALTY GROUP

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

MLS # A2162725



\$419,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	1,002 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Call seller directly

Welcome to Urban Elegance in the Heart of the Beltline. Discover urban living at its finest with this captivating 30th Floor 2-bedroom, 2-bathroom condo nestled in the vibrant Beltline district of downtown Calgary. Offering a seamless blend of modern sophistication and urban convenience, this home is designed to impress. Step inside to an open-concept living area bathed in natural light, thanks to expansive floor-to-ceiling bay windows. The kitchen, a chef's delight, features stainless steel appliances, a breakfast bar, and sleek granite countertops. The adjoining living and dining areas are perfect for entertaining, adorned with high-quality carpeting and freshly painted walls. This condo boasts dual master bedrooms, each serving as a private retreat. Both bedrooms come with generous walk-through closets and luxurious en-suites bathrooms. Additional features include a dedicated laundry room equipped with top-of-the-line Samsung appliances, plus a convenient storage closet for outdoor gear and shoes. Enjoy your own private balcony with stunning views of the city and the Stampede grounds & fireworks—a perfect spot to unwind or entertain guests. The unit also includes a titled parking space and an assigned storage unit, ensuring both convenience and security. This condo building is equipped with top-notch amenities such as a two-level fitness center, a party room with a pool table, a theatre, sauna and a hot tub, ensuring a lifestyle of comfort and convenience. Located in the vibrant Beltline area, you're just steps away from the C-Train line, downtown Calgary, 17th Avenue, and Elbow River Park. Dive into the thriving culinary scene with a plethora of restaurants nearby. This condo offers the perfect blend of comfort, style, and accessibility. Click brochure link for more details**

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