



**405, 1410 2 Street SW
Calgary, Alberta**

MLS # A2175109



\$375,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	785 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Combination, Make-up Air, Heat Pump, Hot Water	Water:	-
Floors:	Hardwood, Tile, Wood	Sewer:	-
Roof:	Asphalt, Membrane, Tar/Gravel	Condo Fee:	\$ 577
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Elevator, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	2nd Refrigerator (will be removed if not wanted), Chandeliers, Wall-Hung Mirrors		

Coronation Place – ONE unique designer building, known for 10’+ height, gallery-loft style apartments, and situated in the heart of the Beltline. Apartment 405 – ONE of only twelve units with 180-degree unobstructed downtown views, overlooking Haultain Tennis Courts/Park, AND the first property including this singular exposure in the past two years, to be offered for new ownership at 1410 2 Street SW. Prime opportunities are few and far between, but the unicorn combination is adding stylish high-end upgrades, fresh paint, new appliances, a gorgeous vaulted open-concept layout (almost 800 square feet, contemporary eat-in kitchen, oversized living space, 2 bedrooms, 2 full bathrooms, walk-through dressing room closet, ensuite bathroom, in-suite laundry room, large windows, wide balcony) and the building itself has secure, underground titled parking with heated interior and garage ramp, plenty of bicycle storage, spacious personal locker rooms, full maintenance, dual security entrances, healthy management and large reserve fund taking care of only 69 total residences. VIEW the iGuide 3D Tour link, Detailed Floor Plans (two options for good measure), and some of many potential Virtually Furnished photos to show off the flexible plan. The layout invites creative flair – a deep wide welcoming Foyer (perfect for seasonal gatherings), a marble-counter-accented modern white kitchen, a 6-person full slab eating or presentation service island, and a bright living room that includes double garden doors, transoms and sidelight windows, all graced with natural hardwood flooring through the two independent bedrooms on each side. Recessed lighting, crystal chandeliers, updated plumbing and hardware and stainless steel main appliances, all combine to offer a bright and inviting environment, and the finishings are versatile to inexpensive adjustments for

taste. Coronation Place is surrounded by Calgary's prestigious core locales: the Design District, Downtown's West End and East Village, Chinatown, Sunalta, Lower Mount Royal, Mission and Cliff Bungalow, and offers some of the best restaurants for all palettes, shopping for all budgets, pastimes for the activity-oriented, and schooling opportunities, that the city has to provide. Lots of examples are attached in the listing, as well as all Condominium Documents, ready for review. The City Core Communities are a mecca for boutique health circuits as well: pilates, spin, boxing, barre and full work-out facilities. Professionals not wanting to commute will find the location ideal, all ages and walks of life! There are no comparable listings, with these finishings, equal view and park location, unique layout elements and curb appeal style - one of a kind in every way! Second fridge will be removed if not purchased with apartment.