



GRASSROOTS
REALTY GROUP

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**2201, 210 15 Avenue SE
Calgary, Alberta**

MLS # A2198325



\$444,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream home in the heart of the Beltline! This stunning 2-bedroom, 2-bathroom condo offers over 900 sq. ft. of sleek, modern living with unparalleled city and mountain views. Perched high above the city, floor-to-ceiling windows and 10-ft ceilings create a bright, airy, and open atmosphere, showcasing breathtaking vistas of downtown, and the Rocky Mountains. Enjoy west-facing sunsets from your private balcony, the perfect spot to unwind after a long day. The thoughtfully designed layout features a spacious living area, a sleek modern kitchen, and air conditioning to keep you cool in the summer. The primary suite boasts a private ensuite, while the second bedroom offers versatility for guests or a home office. In-suite laundry adds convenience to this urban oasis. This upscale building offers titled underground parking, an assigned storage unit, and exclusive access to a fully equipped fitness center and hot tub. Located steps from the LRT, Stampede Grounds, nightlife, shopping, and entertainment, this is city living at its finest. Don't miss this opportunity to experience the ultimate urban lifestyle.