

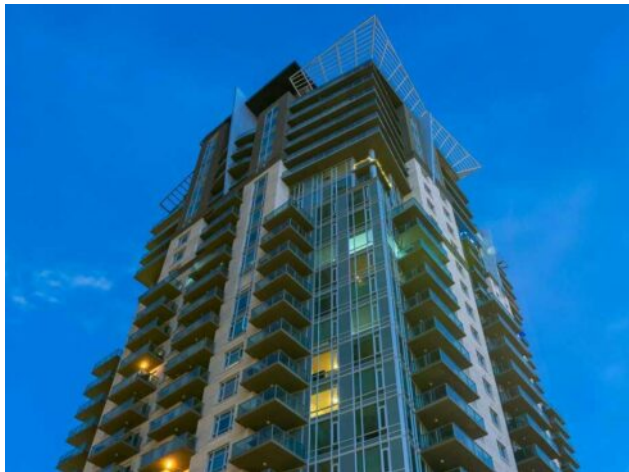


**GRASSROOTS**  
REALTY GROUP

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2302, 1410 1 Street SE  
Calgary, Alberta

MLS # A2198748



**\$634,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,552 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,202
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Furniture is Negotiable

Welcome to your dream urban oasis in this luxury 2 bedroom loft style penthouse. Located in the heart of the vibrant Beltline Community. This exquisite high-rise condo boasts an impressive 32 foot ceilings, new hardwood floors, bright fresh paint throughout, accentuated by stunning floor-to-ceiling windows that flood the space with natural light and offer breathtaking panoramic views. The contemporary design and open concept layout with over 1551 square feet of living space, create an inviting ambiance that seamlessly blends sophistication and comfort, perfect for professionals or anyone looking for a chic downtown lifestyle. The chef-style kitchen is a culinary enthusiast's dream, featuring top-of-the-line appliances, granite countertops, sleek modern finishes and a spacious dining room perfect for entertaining. Whether you're hosting a gathering or enjoying a quiet evening, this kitchen provides both functionality and style, making cooking an absolute delight. Adjacent to the kitchen, the generous living area invites you to unwind while soaking in the stunning cityscape, creating the perfect backdrop for your everyday life. Retreat to the luxurious primary loft-style bedroom, a true oasis above the bustling city. This spacious sanctuary provides privacy and tranquility, complemented by its elegant en-suite, walk in closet and tons of additional storage space. The main floor bedroom room offers additional versatility, ideal for a guest room or home office. Enjoy the unmatched lifestyle that comes with living in the Beltline Community. Steps from the Saddledome, Stampede Grounds, BMO Centre, C-train, Calgary's best dining, shopping, and nightlife, this unparalleled penthouse residence is complete with 2 titled parking stalls, concierge services, assigned storage, a gym, hot tub and loads of additional building amenities. Don't miss this rare opportunity to

own a piece of Calgary’s skyline.