

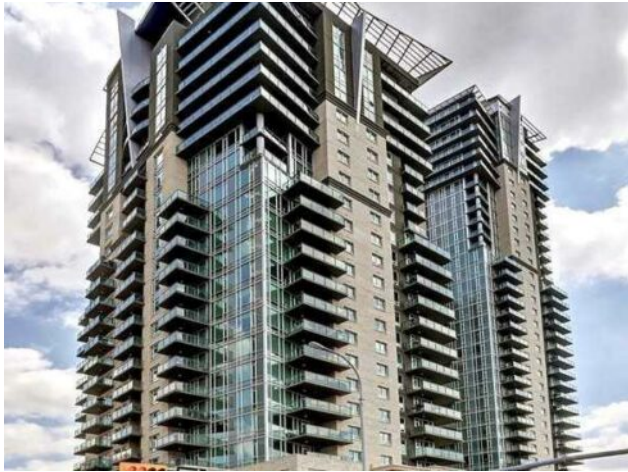


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1303, 210 15 Avenue SE**  
**Calgary, Alberta**

**MLS # A2200495**



**\$370,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home		

**Inclusions:** N/A

View! Location! Best #1 community 2018 by Avenue Magazine! Enjoy luxury living plus exceptional facilities in the ideal urban location. This 2 bedroom 2 bathroom, you can sit on the nice balcony & enjoy the great downtown view while getting lots of fresh air! View fireworks during Stampede. Main living area which features 9-foot ceilings & an open-concept floor plan. New painting! Brand new vinyl plank floor throughout the unit, tiles floor in the bathroom and foyer area. The living room and dining area are very spacious. The kitchen features with maple stain cabinet with a black appliance package. The spacious master bedroom has a walk-through closet and a 4 piece bathroom (bathtub). The second bedroom has 2 windows and also has a walk-through closet leading to the second bathroom (3-piece bathroom with shower). Forgot to mention there is an in-suite laundry. During the hot summer days, you can enjoy the Central Air-conditioning in your unit or spend some time using the building's facilities like Gym, Hot Tub, Steam Room, Game Room, Theatre Room, etc. Come with 1 title parking and an assigned storage. Security entry system & make your home safe. A few minutes walk to the C-train station. 10 mins walk to Downtown, 18 min drive to the airport, and a step away from Stampede Park, Saddledome and Sunterra market! Please call today and book a viewing!