

1303, 210 15 Avenue SE
Calgary, Alberta

MLS # A2283305



\$368,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,003 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 609 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, No Smoking Home | | |

Inclusions: N/A

Welcome to elevated urban living in one of Calgary's most sought-after communities—proudly named the #1 Neighborhood by Avenue Magazine in 2018. This beautifully updated two-bedroom, two-bathroom condo blends modern sophistication with everyday comfort, all framed by breathtaking, unobstructed views of downtown Calgary. Step out onto your private balcony and soak in the stunning city skyline—an ideal perch for enjoying your morning coffee, evening sunsets, or Calgary Stampede fireworks. Inside, the space impresses with soaring 9-foot ceilings, expansive windows, and a bright, open-concept floor plan. Freshly painted and featuring brand-new luxury vinyl plank flooring throughout, this home feels contemporary, clean, and inviting. Elegant tile accents the foyer and both bathrooms, adding a touch of refinement. The stylish kitchen is perfect for home chefs and entertainers alike, with maple-stained cabinetry and a sleek black appliance package offering both beauty and functionality. Retreat to the spacious primary bedroom, complete with a walk-through closet and a four-piece en-suite featuring a deep soaker tub. The sun-drenched second bedroom boasts two windows, its own walk-through closet, and private access to a modern three-piece bathroom with a walk-in shower. Additional highlights include: Central air conditioning to keep you cool year-round In-suite laundry for added convenience Titled underground parking stall Assigned storage unit Enjoy resort-style amenities in this well-managed, secure building, including: Fully equipped fitness center Inviting hot tub and steam room Private theatre and games room Secure entry system for peace of mind Perfectly located just a short stroll to the C-Train, this home offers unmatched access to downtown, the Calgary Stampede grounds, Scotiabank Saddledome, and Sunterra

Market. Calgary International Airport is only an 18-minute drive away, making travel effortless. Whether you're a first-time buyer, downsizing, or seeking a smart investment opportunity, this is a rare chance to own a truly exceptional home in a vibrant, award-winning community. Don't miss your opportunity—schedule your private viewing today! This condo won't stay on the market for long.