

1010, 210 15 Avenue SE
Calgary, Alberta

MLS # A2303216



\$380,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 846 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Other | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 516 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: None

Corner unit with a rare wrap-around glass balcony showcasing unobstructed city views to the east and south. Enjoy beautiful natural light throughout the day and seasonal fireworks from your own outdoor space. This well-maintained unit offers the perfect setting for both quiet evenings and hosting on sunny days. Inside, the bright open-concept layout is complemented by 9-foot ceilings and expansive windows, creating a modern and airy feel. The kitchen features sleek cabinetry, stainless steel appliances, under-cabinet lighting, and generous counter space, flowing seamlessly into the dining and living areas. The primary bedroom includes a walk-through closet and private ensuite, while the second bedroom and full bathroom offer flexibility for guests, a home office, or shared living. Located in the heart of Victoria Park, you have unmatched convenience right at your doorstep — Shoppers Drug Mart and a dry cleaner below (with pick-up and delivery service), plus countless walkable restaurants, cafes, and everyday amenities. Steps to 17th Avenue, Stampede Park, the Saddledome, BMO Centre, and Victoria Park C-Train Station, with quick access to Deerfoot Trail, Memorial Drive, and Macleod Trail. Enjoy the energy of downtown living without the constant congestion. Complete with titled underground parking and additional storage, and set within a well-managed building offering premium amenities including a fitness centre, hot tub, party room, and theatre room. Whether you're looking for a home or an investment, this is a standout opportunity in one of Calgary's most vibrant communities.