

3004, 210 15 Avenue SE  
Calgary, Alberta

MLS # A2162725

\$419,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-High-Rise (5+)           |        |                   |
| Size:     | 1,002 sq.ft.                       | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                 |            |                 |
|-------------|-----------------|------------|-----------------|
| Heating:    | Central         | Water:     | -               |
| Floors:     | Carpet, Tile    | Sewer:     | -               |
| Roof:       | -               | Condo Fee: | \$ 573          |
| Basement:   | -               | LLD:       | -               |
| Exterior:   | Brick, Concrete | Zoning:    | DC (pre 1P2007) |
| Foundation: | -               | Utilities: | -               |
| Features:   | See Remarks     |            |                 |

Inclusions: Call seller directly

Welcome to Urban Elegance in the Heart of the Beltline. Discover urban living at its finest with this captivating 30th Floor 2-bedroom, 2-bathroom condo nestled in the vibrant Beltline district of downtown Calgary. Offering a seamless blend of modern sophistication and urban convenience, this home is designed to impress. Step inside to an open-concept living area bathed in natural light, thanks to expansive floor-to-ceiling bay windows. The kitchen, a chef's delight, features stainless steel appliances, a breakfast bar, and sleek granite countertops. The adjoining living and dining areas are perfect for entertaining, adorned with high-quality carpeting and freshly painted walls. This condo boasts dual master bedrooms, each serving as a private retreat. Both bedrooms come with generous walk-through closets and luxurious en-suites bathrooms. Additional features include a dedicated laundry room equipped with top-of-the-line Samsung appliances, plus a convenient storage closet for outdoor gear and shoes. Enjoy your own private balcony with stunning views of the city and the Stampede grounds & fireworks—a perfect spot to unwind or entertain guests. The unit also includes a titled parking space and an assigned storage unit, ensuring both convenience and security. This condo building is equipped with top-notch amenities such as a two-level fitness center, a party room with a pool table, a theatre, sauna and a hot tub, ensuring a lifestyle of comfort and convenience. Located in the vibrant Beltline area, you're just steps away from the C-Train line, downtown Calgary, 17th Avenue, and Elbow River Park. Dive into the thriving culinary scene with a plethora of restaurants nearby. This condo offers the perfect blend of comfort, style, and accessibility. [Click brochure link for more details\\*\\*](#)