

3004, 210 15 Avenue SE  
Calgary, Alberta

MLS # A2162725



**\$439,900**

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

|                    |                 |                   |                 |
|--------------------|-----------------|-------------------|-----------------|
| <b>Heating:</b>    | Central         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Tile    | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -               | <b>Condo Fee:</b> | \$ 552          |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | 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\*\*