

111, 1410 2 Street SW  
Calgary, Alberta

MLS # A2270519

**\$209,900**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 657 sq.ft.                         | <b>Age:</b>   | 1995 (31 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 545 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stone, Stucco, Wood Frame                              | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Jetted Tub, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Fantastic price and Location!!! Convenience is everything and we have it - Stylish 1 bedroom, 1 bath end-unit condo offering 657 sq ft of thoughtfully designed urban living in the heart of downtown Calgary. Located just steps from the vibrant energy of 17th Avenue and 4th Street, this home places you within walking distance of some of the city's best restaurants, cafés, boutiques, and nightlife. Inside, you'll love the open-concept layout highlighted by soaring 10-foot loft-style ceilings that create an airy, spacious feel. Large windows allow natural light to pour in, enhancing the newer hardwood floors, fresh paint, and elegant crown mouldings throughout. The kitchen blends function and character with sleek stainless steel countertops and a distinctive Honduras mahogany tabletop—perfect for entertaining or everyday living. The spacious bedroom features a modern accent wall and ceiling fan, offering a comfortable and stylish retreat. Additional conveniences include in-suite laundry, assigned storage, and titled underground parking. The well-maintained building is ideally situated for urban professionals, investors, or anyone seeking a walkable lifestyle. Condo fees include heat, water, and sewer, adding excellent value and predictable monthly costs. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own a move-in-ready condo in one of Calgary's most sought-after inner-city communities.