

413, 1410 2 Street SW
Calgary, Alberta

MLS # A2220751



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 630
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Storage Unit at Front Door, island stools

Welcome to this stylish and spacious 2-bedroom, 2-bathroom condo located in the vibrant Beltline community, just steps from First Street—home to some of Calgary’s best restaurants, cafes, and nightlife. With shopping, river pathways, and all amenities within walking distance, this is urban living at its finest. Inside, the open-concept layout is designed for comfort and functionality. The kitchen features a breakfast bar, new quartz countertops, stainless steel appliance package, (newer dishwasher), and pantry. The large, bright living room boasts French doors which open to an east-facing balcony that overlooks a peaceful green space, offering the perfect spot for your morning coffee or evening unwind. The primary suite is a private retreat with a walk-through closet and a four-piece updated ensuite bathroom. A generously sized second bedroom, situated beside a three-piece bathroom, offers flexibility for guests, a roommate, or a dedicated home office. Large windows flood the space with natural light, while a mix of hardwood and laminate flooring adds warmth and style throughout. Additional highlights include a dedicated laundry room with a new stacking washer and dryer (2-year warranty remaining), extensive in-suite storage, and a convenient same-floor offsite storage unit. The property also includes secure, titled underground parking, completing the package for effortless downtown living. Whether you're a first-time buyer, down sizer, or investor, this move-in-ready condo is a must-see.