

**102, 1410 2 Street SW  
Calgary, Alberta**

**MLS # A2224524**



**\$367,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 873 sq.ft.                         | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                               | <b>Condo Fee:</b> | \$ 647 |
| <b>Basement:</b>   | -                                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                       | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage |                   |        |

**Inclusions:** n/a

A true gem in the vibrant Beltline, the open-concept layout offers a generous living room for entertaining guests or relaxing after a day at work. The kitchen features a spacious granite island counter, plenty of cabinet space and stainless steel appliances. This apartment has ample storage space with a laundry room and plenty of built-in storage as you enter. Off the living room, you will find a sizeable primary bedroom with a wide closet space, it also includes an ensuite 4 piece bathroom. The second bedroom also provides space for guests or to set up a work from home office space. With full access to a south facing private fenced off courtyard, this space is optimal for dog owners and entertainers alike. A great place to relax and have a BBQ with friends. Only a few blocks away, enjoy easy access to restaurants, cafes, shopping, and Calgary's dynamic entertainment district. Underground parking is also included to make those cold mornings much easier. Find out what living in the heart of the city feels like! Book a showing today!