

**402, 1410 2 Street SW
Calgary, Alberta**

MLS # A2249693



\$319,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	875 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Storage		
Inclusions:	TV Mount		

Welcome to Coronation Place, a secure gated building in the heart of Calgary's vibrant Beltline community. This sun-filled corner unit offers a rare combination of soaring 10' ceilings, a smart split-bedroom layout and a south-facing balcony overlooking the peaceful courtyard. Designed with both comfort and convenience in mind, it is ideally suited for professionals, roommates or anyone seeking the perfect blend of style and location. Inside, hardwood floors flow throughout the main living spaces, where oversized patio doors flood the living room with natural light and extend your living outdoors. The adjacent dining area, enhanced by designer lighting, creates an inviting setting for dinners with friends or relaxed conversations. A beautiful kitchen anchors the main space with maple cabinetry, a timeless subway tile backsplash, stainless steel appliances and a stunning curved island with raised breakfast bar seating, perfect for casual meals or evening cocktails. The thoughtful floor plan separates both bedrooms for maximum privacy. A spacious primary suite features a four-piece ensuite complete with an indulgent jetted tub for unwinding after a long day. Across the unit, the second bedroom is equally generous and located beside a three-piece bath with a striking glass bowl sink, making it ideal for roommates, guests or a home office. In-suite laundry includes a full-sized washer and dryer bringing extra practicality to everyday living. Outdoor living is equally appealing with a south-facing balcony that welcomes afternoon sunshine and offers a tranquil spot to barbecue or relax with courtyard views as the backdrop. Additional conveniences include a titled underground parking stall and an assigned storage locker, keeping life organized and clutter-free. The location is nothing short of exceptional! Step outside your door and walk to Calgary's

premier entertainment district along 17th Avenue, alive with award-winning restaurants, lively pubs, coffee shops and boutique shopping. MNP Community & Sport Centre, the Elbow River pathway system, tennis courts and Stampede Park are all within easy walk, offering endless ways to stay active or take in concerts and events. A short walk connects you to the LRT station, making commuting effortless, while the downtown core is just minutes away on foot. Whether you are looking for an inner-city home base that delivers lifestyle and convenience, or a well-designed space to share with a roommate, this Beltline condo checks every box!