

**1303, 210 15 Avenue SE  
Calgary, Alberta****MLS # A2200495****\$362,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home		

**Inclusions:** N/A

Luxury Condominium with Exceptional Downtown Views in Calgary's Premier Community Welcome to your new home in one of Calgary's most celebrated neighborhoods &ndash; voted the Number One Community in 2018 by Avenue Magazine. This beautifully updated two-bedroom, two-bathroom condominium offers the perfect combination of modern comfort, city convenience, and an unbeatable view. Step onto your private balcony and enjoy unobstructed views of downtown Calgary. This is the perfect spot to take in the city skyline or watch the fireworks during the Calgary Stampede. The main living area features soaring nine-foot ceilings and an open-concept floor plan that is both bright and spacious. This home has been recently updated with fresh paint and brand new luxury vinyl plank flooring throughout the entire unit. The foyer and both bathrooms feature elegant tile flooring. The kitchen is equipped with stylish maple-stained cabinetry and a sleek black appliance package, ideal for both everyday cooking and entertaining. The spacious primary bedroom includes a walk-through closet and a four-piece en-suite bathroom with a full bathtub. The second bedroom, filled with natural light from two windows, also features a walk-through closet and direct access to a three-piece bathroom with a walk-in shower. Additional highlights include convenient in-suite laundry and central air conditioning, perfect for staying cool during the summer months. Residents of this well-managed building enjoy access to a wide array of amenities, including: A fully equipped fitness center; A relaxing hot tub and steam room; A games room and private theatre room; Secure entry system for peace of mind. One titled underground parking space and an assigned storage unit. Located just a short walk from the Calgary C-Train station, this home offers unparalleled access to

transit. Downtown Calgary is just a ten-minute walk away, and Calgary International Airport is an easy eighteen-minute drive. You are steps away from the Calgary Stampede grounds, the Scotiabank Saddledome, and the renowned Sunterra Market. This is a rare opportunity to own a luxurious condominium in a vibrant, award-winning community. Whether you are a first-time homebuyer, downsizing, or looking for an exceptional investment, this property is sure to impress. Contact us today to arrange your private viewing. This home will not be on the market for long. Please call today and book a viewing!