

**401, 1410 2 Street SW**  
**Calgary, Alberta**

**MLS # A2232483**



**\$369,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

THIS IS THE ONE YOU'VE BEEN WAITING FOR! Stylishly renovated 2BR, 2BATH END UNIT CONDO with sunny SOUTH EXPOSURE and soaring 10' ceilings, perfectly positioned ACROSS FROM CENTRAL MEMORIAL PARK AND HAULTAIN PARK. Enjoy serene green spaces, tennis courts, and unbeatable access to 1st Street markets, trendy restaurants, and the vibrant energy of 17TH AVENUE'S ENTERTAINMENT DISTRICT—all just steps away. Inside, you'll find a bright and open layout with HARDWOOD and tile floors (NO CARPET!), a thoughtful PRIVATE LAYOUT that separates the bedrooms, and IN-SUITE LAUNDRY with bonus storage. The BRAND NEW KITCHEN is a showstopper—featuring quartz countertops, sleek hardware, stylish cabinetry, and a gorgeous sink, all overlooking the main living area. A wall of glass floods the living room with NATURAL LIGHT, creating a warm and welcoming space to relax or entertain. FRENCH DOORS open to the SOUTH-FACING BALCONY with lovely COURTYARD VIEWS—an ideal setting for your morning coffee or evening unwind. The spacious primary bedroom features DUAL WALK-THROUGH CLOSETS and a PRIVATE 4-PIECE ENSUITE, while the second bedroom and bath are tucked away on the opposite side for added privacy. Comfort and convenience continue with TITLED UNDERGROUND PARKING, AN ASSIGNED STORAGE LOCKER, BIKE STORAGE, and a SECURE GATED BUILDING. With incredible WALKABILITY, this inner-city gem offers the very best of urban living. Watch the video, browse the photos, and book your showing today—you won't be disappointed!