

**1808, 210 15 Avenue SE**  
**Calgary, Alberta**

**MLS # A2234383**



**\$375,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 556
<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, Closet Organizers		

**Inclusions:** N/A

Discover urban living at its finest in this exceptional 960 sq ft open-concept unit. This home features TWO BEDROOMS, TWO BATHROOMS, and a spacious living/dining area, all adorned with warm, bright HARDWOOD FLOORING. The LARGE balcony offers incredible CITY and MOUNTAIN views. Both generous bedrooms include WALK-THROUGH CLOSETS and private ENSUITES. Additional highlights include ample in-unit storage, full-size laundry, a convenient wall niche perfect for a workspace, and a TITLED PARKING STALL. Residents benefit from a wealth of amenities, including concierge and security services, an exercise room, hot tub, steam room, social/billiard room, theatre, rooftop patio, bike room, and guest parking. With its prime location next to the Stampede LRT and minutes from popular destinations, this home offers a vibrant and convenient lifestyle.