

313, 1410 2 Street SW  
Calgary, Alberta

MLS # A2251440



**\$325,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 638
<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>	Breakfast Bar, High Ceilings, Open Floorplan		

**Inclusions:** .

Incredible Beltline Location! And fantastic pricing for this bright 2 bed, 2 bath condo! Walk to work, walk to Mission, walk to Stampede, walk everywhere! With endless restaurants, shops and cafes in close proximity, plus MNP Centre for fitness and the Elbow River pathways for your daily dose of nature, it doesn't get any better! Enjoy a newer era condo building with high ceilings and open-concept floor plans without the price tag of brand new construction! At just \$387 per square foot with reasonable condo fees and low taxes of \$151/month, it just makes sense to buy! This layout is fantastic for roommates with separation of the two bedrooms and you will love entertaining with the bright and airy kitchen! New laminate flooring in the bedrooms and the oversized living room which can accommodate a big sectional & TV. East-facing balcony looks into the courtyard so you aren't staring into another building - you can enjoy some greenery outside! With new paint, flooring, ceiling fan, kitchen faucet and keypad deadbolt, this suite is move-in ready. In-suite laundry, titled underground parking and a storage locker round out this complete package.