

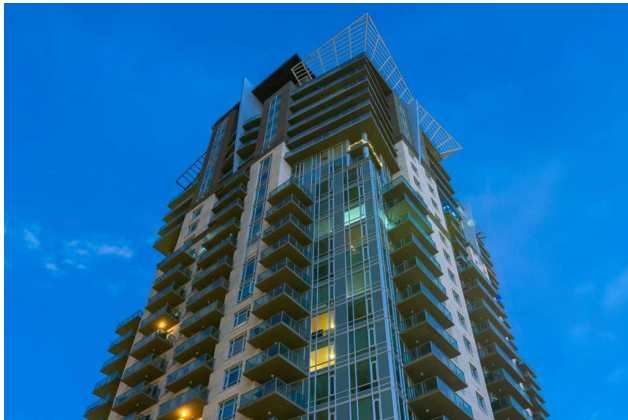


THE A-TEAM

RE/MAX FIRST

1410 1 Street #2302, Calgary T2G 5T7

MLS®#: A2159602 Area: Beltline Listing Date: 09/06/24 List Price: \$774,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2006

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: 1,551
Low Sqft:
Ttl Sqft: 1,551

DOM

13
Layout
Beds: 2 (2 )
Baths: 2.5 (2 1)
Style: Penthouse

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Metal
Heating: Fan Coil
Sewer:
Ext Feat: Balcony

Construction: Concrete
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom, Bedroom, Foyer, Laundry, and 4pc Ensuite bath.

Table with 3 columns: Room, Level, Dimensions. Rows include 3pc Bathroom, Dining Room, Kitchen, Living Room, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee:  
**\$1,154**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0611270**

Remarks

Pub Rmks: **Welcome to your dream urban oasis in this luxury 2 bedroom loft style penthouse. Located in the heart of the vibrant Beltline Community. This exquisite high-rise condo boasts an impressive 32 foot ceilings, new hardwood floors, bright fresh paint throughout, accentuated by stunning floor-to-ceiling windows that flood the space with natural light and offer breathtaking panoramic views. The contemporary design and open concept layout with over 1551 square feet of living space, create an inviting ambiance that seamlessly blends sophistication and comfort, perfect for professionals or anyone looking for a chic downtown lifestyle. The chef-style kitchen is a culinary enthusiast's dream, featuring top-of-the-line appliances, granite countertops, sleek modern finishes and a spacious dining room perfect for entertaining. Whether you're hosting a gathering or enjoying a quiet evening, this kitchen provides both functionality and style, making cooking an absolute delight. Adjacent to the kitchen, the generous living area invites you to unwind while soaking in the stunning cityscape, creating the perfect backdrop for your everyday life. Retreat to the luxurious primary loft-style bedroom, a true oasis above the bustling city. This spacious sanctuary provides privacy and tranquility, complemented by its elegant en-suite, walk in closet and tons of additional storage space. The large main floor bedroom room offers additional versatility, ideal for a guest room or home office. Enjoy the unmatched lifestyle that comes with living in the Beltline Community. Steps from the Saddledome, Stampede Grounds, BMO Centre, C-train, calgarys best dining, shopping, and nightlife, this unparalleled penthouse residence is complete with 2 titled parking stalls, assigned storage, concierge service, gym, hot tub and loads of additional building amenities. Don't miss this rare opportunity to own a piece of Calgary's skyline.**

Inclusions: **All light fixtures, Additional items negotiable - call listing agent Brooke Carson**

Property Listed By: **Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**