



THE
A-TEAM

**RE/MAX
FIRST**

1410 2 Street #405, Calgary T2R 1R1

MLS®#: **A2175109** Area: **Beltline** Listing **11/02/24** List Price: **\$375,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1995**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Off Street, Parkade, Underground

Finished Floor Area

Abv Sqft: **785**
 Low Sqft:
 Ttl Sqft: **785**

DOM

18
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt, Membrane, Tar/Gravel**
 Heating: **Boiler, Combination, Make-up Air, Heat Pump, Hot Water**
 Sewer:
 Ext Feat: **Balcony, Private Entrance, Uncovered Courtyard**

Construction: **Stucco, Wood Frame**
 Flooring: **Hardwood, Tile, Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Chandelier, Elevator, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`10" x 7`1"	Eat in Kitchen	Main	13`1" x 12`2"
Living Room	Main	15`6" x 13`3"	4pc Ensuite bath	Main	7`4" x 7`0"
3pc Bathroom	Main	6`7" x 5`9"	Balcony	Main	11`4" x 4`10"
Bedroom - Primary	Main	12`6" x 10`1"	Bedroom	Main	12`0" x 7`11"
Laundry	Main	7`4" x 5`1"	Walk-In Closet	Main	7`5" x 4`5"
Pantry	Main	2`9" x 1`9"	Storage	Main	6`7" x 1`9"

Condo Fee:
\$577

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **9610209**

Remarks

Pub Rmks: **Coronation Place - ONE unique designer building, known for 10'+ height, gallery-loft style apartments, and situated in the heart of the Beltline. Apartment 405 - ONE of only twelve units with 180-degree unobstructed downtown views, overlooking Haultain Tennis Courts/Park, AND the first property including this singular exposure in the past two years, to be offered for new ownership at 1410 2 Street SW. Prime opportunities are few and far between, but the unicorn combination is adding stylish high-end upgrades, fresh paint, new appliances, a gorgeous vaulted open-concept layout (almost 800 square feet, contemporary eat-in kitchen, oversized living space, 2 bedrooms, 2 full bathrooms, walk-through dressing room closet, ensuite bathroom, in-suite laundry room, large windows, wide balcony) and the building itself has secure, underground titled parking with heated interior and garage ramp, plenty of bicycle storage, spacious personal locker rooms, full maintenance, dual security entrances, healthy management and large reserve fund taking care of only 69 total residences. VIEW the iGuide 3D Tour link, Detailed Floor Plans (two options for good measure), and some of many potential Virtually Furnished photos to show off the flexible plan. The layout invites creative flair - a deep wide welcoming Foyer (perfect for seasonal gatherings), a marble-counter-accented modern white kitchen, a 6-person full slab eating or presentation service island, and a bright living room that includes double garden doors, transoms and sidelight windows, all graced with natural hardwood flooring through the two independent bedrooms on each side. Recessed lighting, crystal chandeliers, updated plumbing and hardware and stainless steel main appliances, all combine to offer a bright and inviting environment, and the finishings are versatile to inexpensive adjustments for taste. Coronation Place is surrounded by Calgary's prestigious core locales: the Design District, Downtown's West End and East Village, Chinatown, Sunalta, Lower Mount Royal, Mission and Cliff Bungalow, and offers some of the best restaurants for all palettes, shopping for all budgets, pastimes for the activity-oriented, and schooling opportunities, that the city has to provide. Lots of examples are attached in the listing, as well as all Condominium Documents, ready for review. The City Core Communities are a mecca for boutique health circuits as well: pilates, spin, boxing, barre and full work-out facilities. Professionals not wanting to commute will find the location ideal, all ages and walks of life! There are no comparable listings, with these finishings, equal view and park location, unique layout elements and curb appeal style - one of a kind in every way! Second fridge will be removed if not purchased with apartment.**

Inclusions:
Property Listed By: **2nd Refrigerator (will be removed if not wanted), Chandeliers, Wall-Hung Mirrors
CIR Realty**

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





VIRTUALLY FURNISHED
8'x7' Foyer w/ Ottoman



VIRTUALLY FURNISHED
Side Wall Dining Option

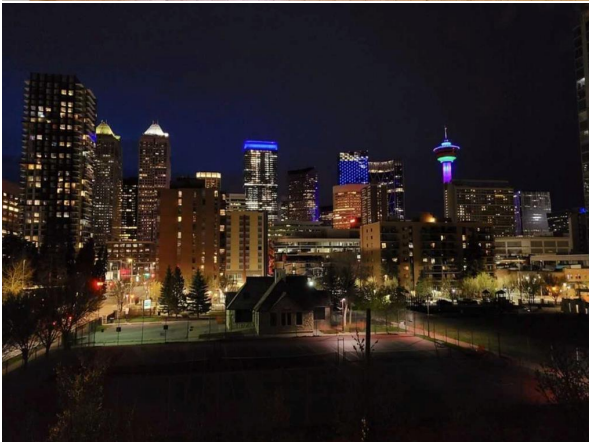
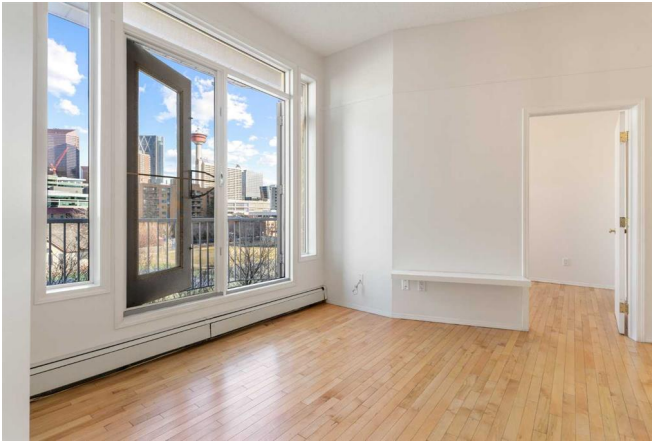


VIRTUALLY FURNISHED
Contemporary Elegance



ACTUAL PRIOR FURNISHING









405-1410 2 St SW, Calgary, AB



TRADITIONAL OPTION 405-1410 2 St SW, Calgary, AB



PREPARED: 20241031

0 3 6 ft



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

405-1410 2 Street SW, Calgary, AB

iGUIDE Floor Plan with Measurements
785.22 square feet Total

Primary:

- CAN Accommodate full Queen Bed Set with Frame OR King (no frame suggested)
- Side Tables CAN fit each side of Beds
- Tall Boy Wardrobes CAN fit Left & Front
- Full Dresser CAN go at Right Wall
- Walk-in Closet CAN fit 1-2 Dressers in lieu

Bedroom 2:

- CAN Accommodate Queen facing forward OR side (no big frames & side tables 1.5')
- Dresser or Desk CAN fit at Left Wall

- *This Room could also be Home Office
- *This Room could also fit Dining Table

Living & Dining Room:

- CAN fit 1 OR 2 Couch set-ups in Centre
- TV/Media comfortable at Right Angle Wall
- CAN fit full Dining Table by Patio Door
- CAN fit full Dining Table along Right Wall
- Island CAN accommodate up to 6 Seating

