

1410 2 Street #113, Calgary T2R1R1

MLS® #: **A2187122** Area: **Beltline** Listing Date: **01/16/25** List Price: **\$375,000**
 Status: **Active** 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: **Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **857**
 Low Sqft:
 Ttl Sqft: **857**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	15`4" x 14`3"	Kitchen	Main	14`3" x 8`9"
Bedroom - Primary	Main	12`5" x 9`6"	Walk-In Closet	Main	7`1" x 4`4"
4pc Ensuite bath	Main	7`3" x 7`1"	Bedroom	Main	14`3" x 9`1"
Foyer	Main	8`1" x 6`6"	Laundry	Main	7`2" x 4`11"
3pc Bathroom	Main	6`5" x 5`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$611

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: **9610209;10**

Remarks

Pub Rmks: **Nestled in the vibrant Beltline, the open-concept layout offers a generous living room for entertaining guests or relaxing after a day at work. The kitchen features a spacious island counter, freshly painted cabinets, stainless steel appliances, and a pantry for extra storage. This apartment has ample storage space with an oversized laundry room and plenty of built-in storage as you enter. Off the living room, you will find a sizeable primary bedroom with a walkthrough closet, with more built-in closet storage, to a newly renovated ensuite bathroom. The second bedroom also provides space for guests or to set up a work from home office space. With full access to a private fenced off courtyard, this space is optimal for dog owners and entertainers alike. A great place to relax and have a BBQ with friends. Only a few blocks away, enjoy easy access to restaurants, cafes, shopping, and Calgary's dynamic entertainment district. Underground parking is also included to make those cold mornings much easier. Book a showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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





