



THE
A-TEAM

**RE/MAX
FIRST**

1410 2 Street #201, Calgary T2R 1R1

MLS® #: **A2187287**

Area: **Beltline**

Listing Date: **01/14/25**

List Price: **\$329,000**

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:

Finished Floor Area
Abv Sqft: **858**
Low Sqft:
Ttl Sqft: **858**

Underground

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Baseboard**

Ext Feat: **Balcony,Storage**

Construction: **Stucco,Wood Frame**

Flooring: **Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6' 6" x 7' 11"	Kitchen With Eating Area	Main	11' 3" x 14' 3"
Living Room	Main	14' 3" x 16' 0"	Bedroom - Primary	Main	9' 6" x 12' 5"
Bedroom	Main	9' 1" x 14' 3"	Laundry	Main	4' 11" x 7' 2"
3pc Bathroom	Main	5' 6" x 6' 4"	4pc Ensuite bath	Main	4' 11" x 7' 3"
Balcony	Main	4' 9" x 11' 9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$619

Fee Simple
Fee Freq:
Monthly

CC-MH

Legal Desc: 9610209

Remarks

Pub Rmks: **Welcome to Coronation Place! One-of-a-kind designer building in Calgary's vibrant Beltline, celebrated for its 10'+ ceilings, gallery-loft-style apartments, and prime location. This unit is a rare gem, offering over 850 square feet of sophisticated living space with south facing courtyard offering quiet city living with plenty of sun. This unique residence features a modern eat-in kitchen with hardwood flooring throughout the entire unit, and a bright living room with double garden doors and transom windows. With two spacious bedrooms on either side of the unit, each with its own full bathroom, a walk-through dressing room closet, in-suite laundry, and a south facing balcony, this home is both functional and elegant. The building includes titled underground parking, heated ramps, bicycle storage, secure entry, and a strong reserve fund for peace of mind. Situated just steps from Calgary's Downtown Core, Mission, Cliff Bungalow, and the entertainment hub of 17th Avenue, Coronation Place offers unparalleled access to shopping, dining, fitness studios, and cultural landmarks, making it ideal for professionals and urban dwellers. Don't miss this rare opportunity to own a stylish, move-in-ready unit in one of Calgary's most sought-after locations—schedule your private tour today!**

Inclusions: n/a
Property Listed By: CIR Realty

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







