



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #2302, Calgary T2G 5T7

MLS® #: **A2198748**

Area: **Beltline**

Listing Date: **03/04/25**

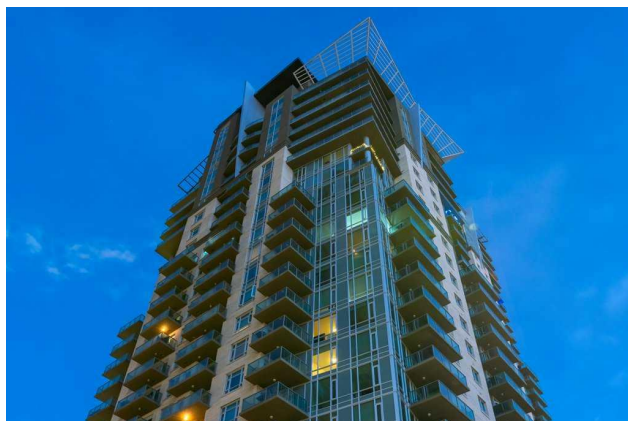
List Price: **\$724,900**

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:

Finished Floor Area

Abv Sqft: **1,552**
Low Sqft:
Ttl Sqft: **1,552**

DOM

5

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parkade,Titled,Underground

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

Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 4`11"
Bedroom	Main	12`1" x 10`11"
Foyer	Main	8`4" x 5`11"
Laundry	Main	5`1" x 9`10"
4pc Ensuite bath	Upper	13`2" x 10`7"

Room	Level	Dimensions
3pc Bathroom	Main	8`9" x 8`2"
Dining Room	Main	10`2" x 13`11"
Kitchen	Main	13`0" x 14`0"
Living Room	Main	17`5" x 11`8"
Bedroom - Primary	Upper	17`4" x 12`3"

Legal/Tax/Financial

Condo Fee:
\$1,202

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 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, Calgary's best dining, shopping, and nightlife, this unparalleled penthouse residence is complete with 2 titled parking stalls, concierge services, assigned storage, a gym, hot tub and loads of additional building amenities. Don't miss this rare opportunity to own a piece of Calgary's skyline.**

Inclusions: **Furniture is Negotiable**
Property Listed By: **Century 21 Bamber Realty LTD.**

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

