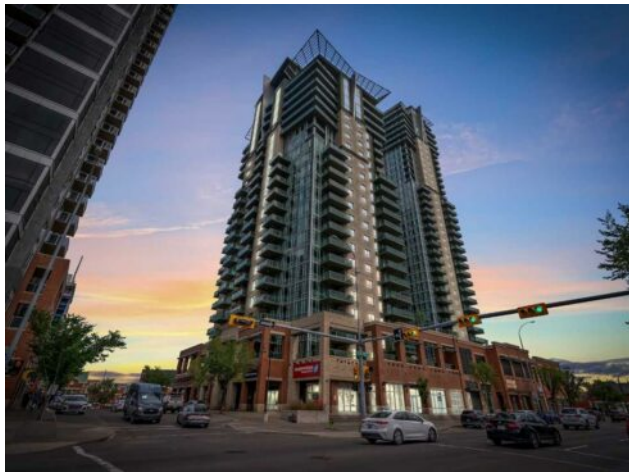


1405, 1410 1 Street SE  
Calgary, Alberta

MLS # A2206070



## \$385,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Allow me to present an exceptional opportunity to acquire a pristine 2-bedroom, 2-bathroom corner unit condominium in a highly sought-after downtown location. Ideally positioned near essential amenities, public transportation, and a variety of dining options, this property offers both strong rental potential and excellent future resale value. The condo boasts impressive high ceilings, abundant natural light, and modern finishes throughout, including a sophisticated kitchen featuring quartz countertops and a spacious breakfast bar. The thoughtfully designed layout ensures privacy, with the primary bedroom offering a walk-through closet and a well-appointed 4-piece bathroom, while the second bedroom is conveniently located on the opposite side. Additional features include an in-unit laundry room and one secure underground parking space. This property is not only a sound investment but also an inviting place to call home, with seamless access to public transit, major highways, and cycling paths. The vibrant surrounding neighborhood is rich with dining options, cafes, boutique shops, and entertainment, making it an ideal urban retreat. Situated in a thriving area with steadily increasing property values, this condo combines contemporary living with promising financial growth. I encourage you to schedule a viewing at your earliest convenience to explore this remarkable property firsthand—this is an opportunity not to be missed.