

2103, 210 15 Avenue SE  
Calgary, Alberta

MLS # A2154199



**\$415,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Beltline   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)   |               |                   |
| <b>Style:</b>    | High-Rise (5+)   |               |                   |
| <b>Size:</b>     | 1,022 sq.ft.   | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Electric Gate, Garage Door Opener, Heated Garage, Parkade, Secured, Titled |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Boiler  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 586          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s) |                   |                 |
| <b>Inclusions:</b> | n/a   |                   |                 |

Welcome to the Vetro, luxury living at its finest! With over 1020 sqft of living space this beautiful 2 bedroom 2 bathroom home offers breathtaking views of the downtown skyline. Whether enjoying a morning coffee, grilling your favs on the bbq (Natural gas hook up), or simply lounging out, there is plenty of room to relax on your covered balcony. Featuring 9-foot ceilings, this open concept layout with floor to ceiling windows provides an abundance of natural lighting. The living and dining areas offer the perfect space for entertaining. The kitchen has loads of cabinet space, granite countertops, stainless steel appliances, eating bar and under counter lighting. The spacious primary bedroom includes a walk-in closet with 4 piece ensuite, while the second bedroom also features a walk-in closet and its own 3 piece ensuite. Additional highlights include in-suite stacked laundry, tech centre, walk-in storage closet, central air conditioning, tile flooring in the kitchen, living and dining areas & new vinyl plank in the bedrooms. Building amenities include a two-level fitness centre, hot tub, steam room, games room (incl. pool table), movie theatre room, common area patio/courtyard, titled/heated underground parking (P1 # 30) & visitor parking, assigned storage in parkade (P1 # 2). Concierge service, key fob entry with 3 secure elevators. Only steps away from the C-train, Stampede Park, Saddledome & Sunterra market. Walking distance to 17th Avenue shops, dining, entertainment & the Elbow river pathways!