



# 1410 2 Street Calgary Alberta

\$375,000

Coronation Place - ONE unique designer building, known for 10'+ height, gallery-loft style apartments, and situated in the heart of the Beltline. Apartment 405 - ONE of only twelve units with 180-degree unobstructed downtown views, overlooking Haultain Tennis Courts/Park, AND the first property including this singular exposure in the past two years, to be offered for new ownership at 1410 2 Street SW. Prime opportunities are few and far between, but the unicorn combination is adding stylish high-end upgrades, fresh paint, new appliances, a gorgeous vaulted open-concept layout (almost 800 square feet, contemporary eat-in kitchen, oversized living space, 2 bedrooms, 2 full bathrooms, walk-through dressing room closet, ensuite bathroom, in-suite laundry room, large windows, wide balcony) and the building itself has secure, underground titled parking with heated interior and garage ramp, plenty of bicycle storage, spacious personal locker rooms, full maintenance, dual security entrances, healthy management and large reserve fund taking care of only 69 total residences. VIEW the iGuide 3D Tour link, Detailed Floor Plans (two options for good measure), and some of many potential Virtually Furnished photos to show off the flexible plan. The layout invites creative flair - a deep wide welcoming Foyer (perfect for seasonal gatherings), a marble-counter-accented modern white kitchen, a 6-person full slab eating or presentation service island, and a bright living room that includes double garden doors, transoms and sidelight windows, all graced with natural hardwood flooring through the two independent bedrooms on each side. Recessed lighting, crystal chandeliers, updated plumbing and hardware and stainless steel main appliances, all combine to offer a bright and inviting environment, and the finishings are versatile to inexpensive adjustments for taste. Coronation Place is s...

Foyer 8.83 Ft x 7.08 Ft  
 Eat in kitchen 13.08 Ft x 12.17 Ft  
 Living room 15.50 Ft x 13.25 Ft  
 4pc Bathroom 7.33 Ft x 7.00 Ft  
 3pc Bathroom 6.58 Ft x 5.75 Ft  
 Other 11.33 Ft x 4.83 Ft

Primary Bedroom 12.50 Ft x 10.08 Ft  
 Bedroom 12.00 Ft x 7.92 Ft  
 Laundry room 7.33 Ft x 5.08 Ft  
 Other 7.42 Ft x 4.42 Ft  
 Pantry 2.75 Ft x 1.75 Ft  
 Storage 6.58 Ft x 1.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
 CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca