

# \$350,000 - 413, 1410 2 Street Sw, Calgary

MLS® #A2220751

## \$350,000

2 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stylish and spacious 2-bedroom, 2-bathroom condo located in the vibrant Beltline community, just steps from First Street—home to some of Calgary's best restaurants, cafes, and nightlife. With shopping, river pathways, and all amenities within walking distance, this is urban living at its finest. Inside, the open-concept layout is designed for comfort and functionality. The kitchen features a breakfast bar, new quartz countertops, stainless steel appliance package, (newer dishwasher), and pantry. The large, bright living room boasts French doors which open to an east-facing balcony that overlooks a peaceful green space, offering the perfect spot for your morning coffee or evening unwind. The primary suite is a private retreat with a walk-through closet and a four-piece updated ensuite bathroom. A generously sized second bedroom, situated beside a three-piece bathroom, offers flexibility for guests, a roommate, or a dedicated home office. Large windows flood the space with natural light, while a mix of hardwood and laminate flooring adds warmth and style throughout. Additional highlights include a dedicated laundry room with a new stacking washer and dryer (2-year warranty remaining), extensive in-suite storage, and a convenient same-floor offsite storage unit. The property also includes secure, titled underground parking, completing the package for effortless downtown living. Whether you're a first-time buyer, down sizer, or investor, this



move-in-ready condo is a must-see.

Built in 1995

### Essential Information

MLS® #	A2220751
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	413, 1410 2 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1R1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5
Basement	None

**Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Zoning	CC-MH

**Listing Details**

Listing Office	eXp Realty
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