

# \$385,000 - 1405, 1410 1 Street Se, Calgary

MLS® #A2206070

**\$385,000**

2 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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 firsthandâ€”itâ€™s an opportunity not to be



missed.

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206070          |
| Price          | \$385,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 820               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1405, 1410 1 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 5T7                |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                                                                 |
| Parking        | Underground                                                                                                                                       |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, Storage     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Cooling      | Central Air |
| # of Stories | 24          |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Construction      | Brick, Concrete, Stone |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 54               |
| Zoning         | DC               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.