

**3304, 210 15 Avenue SE
Calgary, Alberta**

MLS # A2188776



\$499,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	1,193 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Views		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Ceramic Tile

Sewer: Public Sewer

Roof: Tar/Gravel

Condo Fee: \$ 737

Basement: None

LLD: -

Exterior: Brick, Concrete, Stucco

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: N/A

Welcome to this stunning 33rd-floor, 3-bedroom sanctuary with soaring 10-foot ceilings and breathtaking panoramic views! This property offers an unparalleled opportunity for both savvy investors and those seeking an exceptional place to call home. Picture yourself in the vibrant heart of downtown, with seamless access to the C-Train, Stampede Grounds, two premier casinos, the Saddledome, the BMO Centre, and the soon-to-be revitalized arena. Living here means immersing yourself in the luxurious urban lifestyle, with 17th Avenue's eclectic shops, gourmet restaurants, and buzzing nightlife just steps from your door. The building's amenities are designed for your ultimate comfort and enjoyment, including a relaxing jacuzzi, a rejuvenating steam room, a state-of-the-art 2-story fitness center, a billiards room, and a private theatre. Inside, the beautifully upgraded unit features 3 spacious bedrooms (or an optional den), 2 elegantly appointed full bathrooms, and floor-to-ceiling windows that flood the space with natural light. The kitchen is a chef's dream, with granite countertops, sleek stainless steel appliances, and ample storage. But what truly sets this home apart is the expansive 280 sq ft wrap-around Skydeck, offering 270-degree views that will leave you in awe. From the tranquil Bow and Elbow Rivers to the majestic mountains to the west, and your very own front-row seat to the Stampede fireworks, this is a vantage point like no other. Every day here feels like a special occasion, with unparalleled views and unmatched luxury at your fingertips.