

# \$349,900 - 304, 1410 2 Street Sw, Calgary

MLS® #A2217973

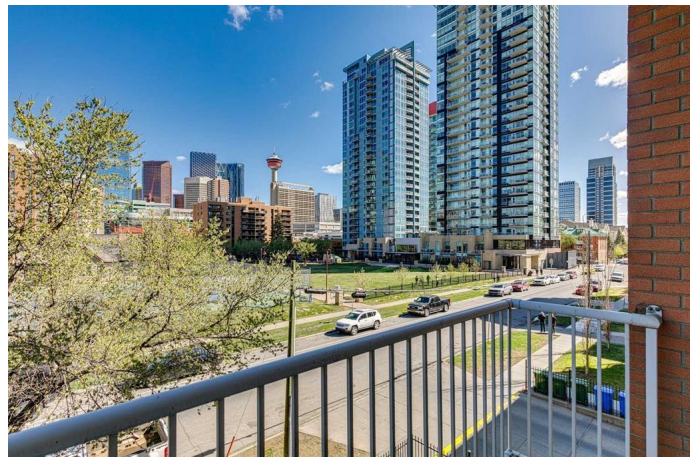
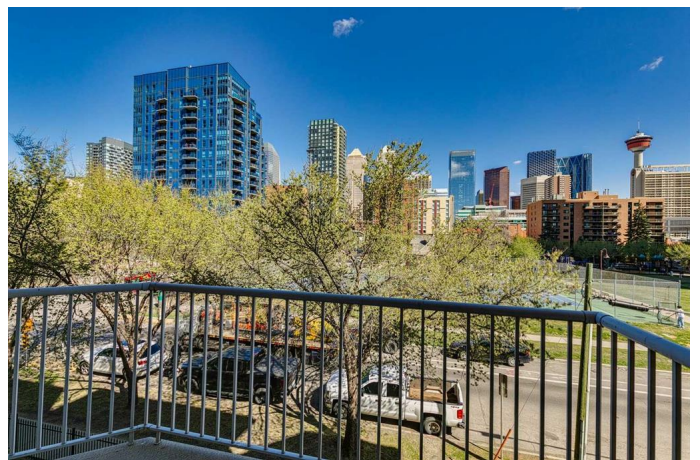
**\$349,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This immaculate condo is ideally situated, offering beautiful views of the downtown skyline and overlooking Haultain Park which is undergoing an exciting revitalization to include modern amenities and enhanced green spaces alongside the existing tennis courts. Situated in an unbeatable Beltline location, this home provides excellent walkability to a wide range of amenities while also benefiting from generous park space and convenient street parking for your guests. Soaring 10-foot ceilings, large windows and picturesque city views combine to create a bright and airy living environment. The functional layout includes two well-separated bedrooms, each with its own full bathroom, offering excellent privacy and sound separation. The kitchen is well-equipped with stainless steel appliances, ample cupboard and counter space, and a breakfast bar with room for seating. A practical laundry room with full-sized machines offers more space and convenience than the typical condo laundry closet. The large living room allows for a variety of furniture layouts and can easily accommodate a dining area. Step out onto the 5' x 8' balcony to enjoy morning coffee or unwind in the evening while taking in the skyline and park views. This unit includes a titled underground parking stall (#95) ideally located next to the elevator, as well as a private storage locker (#304) on the third floor. Coronation Place is a well-managed building with strong financials and a responsible condo board. The reasonable condo fee covers heat,



water, and sewer. Pet-friendly with board approval (maximum two pets per unit). Call your favorite Realtor today to schedule a private showingâ€”youâ€™ll be glad you did!

Built in 1995

**Essential Information**

MLS® #	A2217973
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	304, 1410 2 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1R2

**Amenities**

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating	Hot Water
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Balcony, Tennis Court(s)
Construction	Brick, Stucco

## Additional Information

Date Listed	May 6th, 2025
Days on Market	2
Zoning	CC-MH

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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