

# \$259,900 - 402, 1410 1 Street Se, Calgary

MLS® #A2237041

**\$259,900**

1 Bedroom, 1.00 Bathroom, 645 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This is your opportunity to purchase an investment with a long term tenant in place! Located in the heart of Calgary's vibrant Stampede District, steps to 17th Ave and 1st Street shops and restaurants. This stylish condo offers unbeatable access to downtown living. Situated in an 18+ building (dogs are not permitted) the home is ideal for professionals seeking an urban lifestyle. The open-concept layout features tall ceilings and a fantastic kitchen complete with stainless steel appliances (new fridge and microwave in 2020), lots of prep space and a breakfast bar for bar stools. Enjoy summer comfort with built-in air conditioning and relax on your private balcony with sweeping city views. The spacious primary bedroom boasts downtown views, a walk-through closet, and direct access to the bathroom featuring a large soaker tub and a vanity with ample storage. Additional highlights include in-suite laundry, a titled underground parking stall, a separate storage locker, and bike storage. Only blocks from the C-Train and +15 walkway system, the location offers exceptional walkability. Residents also enjoy premium building amenities such as concierge service, 24-hour security, a garbage chute, owner's lounge, movie theatre, pool table, fitness centre, and hot tub. Bonus: This condo can be sold fully furnished—just move in and enjoy!



07.03.2025 - 402-1410 1 ST SE  
MAIN 645.06 SQ.FT 59.93 M2  
RMS AREA 645.06 SQ.FT 59.93 M2



Built in 2006

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237041          |
| Price          | \$259,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 645               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 402, 1410 1 Street Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 5T7               |

## Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Garbage Chute, Recreation Facilities, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Recreation Room, Spa/Hot Tub, Storage |
| Parking Spaces | 1                                                                                                                                                              |
| Parking        | Parkade, Underground                                                                                                                                           |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked          |
| Heating           | Fan Coil                                                                                    |
| Cooling           | Central Air                                                                                 |
| # of Stories      | 24                                                                                          |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Stone, Metal Siding

**Additional Information**

Date Listed            July 4th, 2025  
Days on Market        41  
Zoning                 DC (pre 1P2007)

**Listing Details**

Listing Office            Royal LePage Benchmark

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