



103, 923 15 Avenue SW  
Calgary, Alberta

MLS # A2285367



**\$499,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,074
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Elevator, Granite Counters, No Animal Home, Pantry		

**Inclusions:** N/A

Welcome to this beautifully maintained multi-level apartment in the heart of the city centre. This ground-floor unit offers the perfect blend of urban convenience and comfortable living, complete with an adorable private patio, ideal for morning coffee or evening relaxation. The main level features rich hardwood flooring, a spacious living area with a cozy gas fireplace, and a well-appointed kitchen showcasing granite countertops and stainless steel appliances. A convenient two-piece powder room completes this level. Upstairs, you'll find brand new carpeting and a highly functional double primary bedroom layout. Each generously sized bedroom includes its own private ensuite bathroom, offering exceptional comfort and privacy. Upper-level laundry adds everyday convenience. Additional highlights include ample in-unit storage and a titled underground parking stall. Located just steps from shops, boutiques, grocery stores, parks, restaurants, and vibrant 17th Avenue, this property offers unbeatable walkability and lifestyle appeal. An excellent opportunity for professionals, investors, or anyone seeking stylish inner-city living.