



GRASSROOTS
REALTY GROUP

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605, 523 15 Avenue SW
Calgary, Alberta

MLS # A2297203



\$310,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Gated, Off Street, Outside, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Metal Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Note the Washer/Dryer is an all in one unit Euro-Style unit, Laundry Room also available & located in lower level by Storage Lockers

Perfectly positioned just steps from vibrant 17th Ave and a short walk to downtown, this bright & spacious 800+ sq ft TOP FLOOR end unit offers the ideal blend of sq ft, layout, & inner-city lifestyle. Thoughtfully designed, the open concept floor plan features updated flooring throughout the main living areas & generously sized bedrooms. The kitchen has been opened up & flows seamlessly into the dining space & living area & is equipped with ample cabinetry, tile backsplash, metal counter-tops with integrated sink, & SS appliances. Both bedrooms are spacious, & enjoy large closets & beautiful views. The well-appointed 4pc bathroom includes built-in shelving & storage for added functionality. Additional highlights include in-suite laundry (Euro-style combo unit), dedicated storage, a secure parking stall, & a separate storage locker. This well maintained concrete building enjoys an unbeatable location & puts you right in the heart of the best of inner city YYC, with trendy restaurants, cafes, boutique shopping, & nightlife along 17th Ave all just a half block away. Whether you're a young professional, investor, or someone seeking an energetic urban lifestyle, this is a great opportunity.