



**GRASSROOTS**

REALTY GROUP

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1, 601 15 Avenue SW  
Calgary, Alberta

MLS # A2304767



**\$279,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	428 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Primary Downstairs		

**Inclusions:** all window covering and light fixtures

LOCATION LOCATION LOCATION!!!! steps from 17 ave and TONS of restaraunts, bars, and shopping. This quaint end unit is on TWO LEVELS, and has a bright open kitchen/living area with lots of windows and natural light. Lower level has two large bedrooms, MASSIVE walk-in closet in the master, full bath plus utility and SEPERATE LAUNDRY room with included stacked washer/dryer. One oversized underground parking spot plus storage locker right in front of the parking stall. Needs some TLC but is a stellar investment close to all the action and the new arena!