



GRASSROOTS
REALTY GROUP

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301, 523 15 Avenue SW
Calgary, Alberta

MLS # A2307404



\$258,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions:	N/A
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This thoughtfully designed 2-bedroom, 1-bathroom condo offers an ideal layout with excellent privacy, all in an unbeatable location just steps from 17th Avenue, restaurants, shopping, and the LRT. Situated on the third floor, this inviting unit combines comfort and convenience, complete with heated underground parking for year-round ease. The open-concept layout seamlessly connects the crisp white kitchen to the welcoming living room—perfect for both everyday living and entertaining. Step outside to the spacious balcony, ideal for enjoying warm summer days and casual barbecues. The well-separated bedrooms provide enhanced privacy, while features such as a modern 4-piece bathroom and in-suite laundry add to the home’s functionality. Move-in ready and low-maintenance, this exceptional condo offers the perfect blend of comfort, style, and inner-city living in a prime location.