

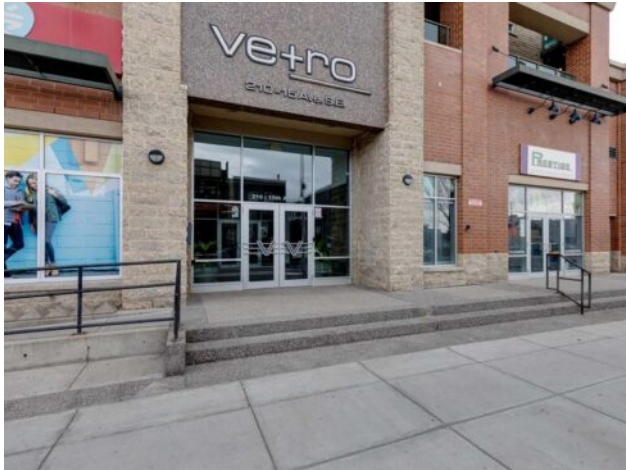


GRASSROOTS
REALTY GROUP

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205, 210 15 Avenue SE
Calgary, Alberta

MLS # A2310014



\$320,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 516
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions:	N/A
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Presenting a sophisticated two-bedroom, two-bathroom condominium in Calgary's highly desirable Beltline neighbourhood. This thoughtfully designed residence features a spacious open-concept living area, oversized windows, and direct access to an expansive outdoor patio; an exceptional extension of the living space ideal for relaxing or entertaining. The highly sought-after split-bedroom layout provides separation for the bedrooms, enhancing privacy for owners, guests, or those working from home. The primary bedroom offers a walk-through closet and private ensuite, while the versatile second bedroom is perfectly suited as a guest room or home office. In-suite laundry off the second full bath adds everyday convenience and additional storage. The building's concrete construction attenuates sound transfer for a quieter, more comfortable living experience. The suite provides quick access to the extensive building amenities as well as easy entry and exit to and from the building. Building amenities include a fitness centre, hot tub, recreation room, multi-purpose space, screening room, and sauna. Residents benefit from 24/7 security, an onsite concierge, and a secure Blue Box Smart Locker system for parcel delivery. Titled underground parking adds further convenience and peace of mind. Ideally located just steps from transit, dining, entertainment, and the Bow River pathways, this home offers an exceptional blend of comfort, convenience, and urban living.