

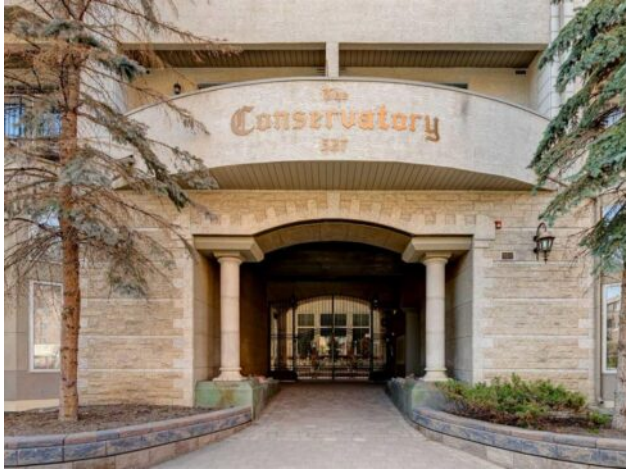


GRASSROOTS
REALTY GROUP

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213, 527 15 Avenue SW
Calgary, Alberta

MLS # A2310525



\$319,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home		

Inclusions: N/A

Welcome to The Conservatory, a familiar and favourite building in the Beltline. This stylish upgraded 2 bedroom, 1 bathroom condo offers 818 sq ft of thoughtfully updated living space and checks every box for inner city lovers. As you enter the grand private courtyard you are greeted with a common area that leads you to the elevator to the 2nd floor. This corner unit is one of the best locations in the building and it is clear the care and attention put into this home is evident. Newer flooring, fresh paint and updated baseboards, a renovated bathroom, and custom closets throughout give the space a clean, move-in ready feel, while Hunter Douglas blinds add a finishing touch. The gas fireplace anchors the living area and makes this a space you will actually want to come home to. Step outside to your private patio, complete with a gas BBQ hookup and electric heater, perfect for year-round entertaining. In-suite laundry, underground parking, and a storage locker are all included, giving you the full inner-city lifestyle without the compromise. Sitting in the heart of the Beltline on 15th Ave SW, you are steps from 17th Ave and all it has to offer, trendy restaurants, local cafes, boutique fitness, wine bars, and weekend patios all within walking distance. Transit and cycling paths make a car optional, not essential. A fantastic space to call home in a location you can't beat!