



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

29, 2400 15 Street SW
Calgary, Alberta

MLS # A2313788



\$269,999

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	918 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Enclosed, Garage Door Opener, Heated Garage, Insulated, Parkac		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 601
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Professional CONDO DOC REVIEW from Confident Condo Review highlights a well run complex with the RESERVE FUND sitting north of \$400,000 and NO SCHEDULED ASSESSMENTS. Currently offered at \$270,000, this represents excellent value for a renovated townhouse unit in this complex. This FULLY ABOVE GRADE, TOP FLOOR TWO STOREY TOWNHOUSE offers EXPANDED CEILING HEIGHTS on the main level and a bright, open layout. The MAIN FLOOR features an OPEN CONCEPT living space with a CORNER WOOD BURNING FIREPLACE that adds warmth and character to the room. Large windows and the elevated ceiling height help the space feel open and comfortable. The KITCHEN has been FULLY REDONE with 40 INCH UPPER CABINETS providing excellent storage, LAMINATE COUNTERTOPS, and a FULL SIZED STAINLESS STEEL APPLIANCE PACKAGE. Some appliances have been recently replaced, while the fridge and stove are in good working condition. The kitchen layout is open to the living and dining areas, making the space functional for everyday living. VINYL PLANK FLOORING runs throughout the home, creating a durable and consistent finish. Upstairs you will find well sized bedrooms and a RENOVATED BATHROOM with updated finishes. Additional highlights include UNDERGROUND PARKING, a PRIVATE STORAGE LOCKER, and access to DISCOUNTED FIBER INTERNET within the complex. The complex is professionally managed with strong reserve funding and no scheduled assessments. PETS ALLOWED, Dogs not currently allowed but are reviewing.