



GRASSROOTS
REALTY GROUP

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402, 1140 15 Avenue SW
Calgary, Alberta

MLS # A2314168



\$265,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 704
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Perched perfectly on the 4th floor of an exceptional concrete building in Calgary's highly coveted Beltline district, this premium 2-bedroom, 1.5-bathroom residence delivers the ultimate downtown lifestyle. Effortlessly blending cozy residential charm with an unbeatable, walk-to-work inner-city location, this turn-key property is an absolute dream for young professionals, urban investors, and first-time buyers alike. Step into a bright, thoughtfully designed footprint optimized for both quiet relaxation and weekend hosting. The heart of the home centers around an expansive living room featuring a rare and cozy wood-burning fireplace, serving as the ultimate centerpiece for entertaining or relaxing. This social space transitions seamlessly into a crisp, beautifully maintained bright white kitchen outfitted with an abundance of cabinetry and generous counter workspace. Directly adjacent is a dedicated breakfast nook area positioned perfectly for morning coffees or casual dinners. Slide open the glass patio doors to discover your north-facing balcony, an elevated outdoor sanctuary that directly overlooks a quiet community park while framing spectacular, unobstructed views of the glittering downtown skyline. The smart architectural layout separates the living spaces from the quiet zones for maximum lifestyle flexibility. The master suite is a generously scaled primary retreat boasting excellent closet parameters and a rare, private 2-piece ensuite bathroom for added convenience. A spacious second bedroom—perfect for roommates, out-of-town guests, or a bright executive home office—sits directly adjacent to the immaculate 4-piece main family bathroom. Forget the stress of inner-city parking. This unit comes fully complete with one secured parking stall to keep your vehicle safe and warm all year round, alongside a dedicated personal

storage unit for your seasonal gear. Location-wise, you are positioned directly on the pulse of Calgary's most vibrant cultural hub. Say goodbye to transit delays and parking fees, because from this prime location, you can comfortably walk to work in the downtown core in just minutes. When the weekend arrives, you can step out your front lobby door and walk straight to an endless array of Calgary's most popular boutique shops, award-winning restaurants, trendy coffee spots, and lively local pubs right along 17th Avenue.