



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

307, 108 15 Avenue SE
Calgary, Alberta

MLS # A2316583



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	Curtains
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CONCRETE building with TITLED, HEATED, UNDERGROUND PARKING! Gorgeous 2-bedroom in an UNBEATABLE inner-city location with INCREDIBLE WALKABILITY. The kitchen has been beautifully done with REFRESHED cabinets, NEW hardware, NEW faucet. It also has an island and stainless-steel appliances (NEW stove 2025). Bright and open floor plan featuring large picture windows and patio doors leading to the sunny west facing balcony, filling the home with natural light and offering some of the BEST CITY VIEWS in the building! Corner gas fireplace in the living room, NEW flooring 2025, in-floor heating, ensuite laundry room and storage with NEW washer/dryer 2024. Condo fees are low for downtown living and includes all utilities except for electricity. AMAZING LOCATION close to Stampede Park, the Saddledome, downtown, 17th Ave, restaurants, shopping, transit, the Mission district, MNP Community & Sport Centre, Elbow River pathways, the new BMO Convention Centre, and the new hockey arena. Enjoy all the lifestyle amenities and convenience that Beltline living has to offer!