



**GRASSROOTS**  
REALTY GROUP

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306, 128 15 Avenue SW  
Calgary, Alberta

MLS # A2322061



**\$225,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 870 sq.ft.                         | Age:   | 1979 (47 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Underground              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                               |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Boiler                                                                                             | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                                                                                        | Sewer:     | -      |
| Roof:       | -                                                                                                             | Condo Fee: | \$ 630 |
| Basement:   | -                                                                                                             | LLD:       | -      |
| Exterior:   | Brick, Concrete                                                                                               | Zoning:    | CC-MH  |
| Foundation: | Poured Concrete                                                                                               | Utilities: | -      |
| Features:   | Breakfast Bar, Built-in Features, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s) |            |        |

**Inclusions:** 1 x garage key fob

Great entry point into one of Calgary's most dynamic urban corridors &mdash; and the numbers make sense before you even walk through the door. Unit 306 at The Carlyle sits on the Beltline-Mission boundary, steps from 4th Street's acclaimed restaurant row, the Elbow River pathways, and the emerging Sports & Entertainment District anchored by the new Scotiabank Arena currently rising nearby. This two-bedroom, one-bath condo delivers a private balcony, assigned parking, and dedicated storage in a building where rental demand is consistent. Light fills the living space and the layout makes intelligent use of every square foot &mdash; nothing wasted, everything functional. Common laundry in the building and C-Train access within walking distance eliminate friction for tenants. At \$225,000 in a neighbourhood with a proven appreciation history and intensifying development pressure, this is the kind of asset that performs steadily for the long term. If you're an investor looking for a foothold in inner-city Calgary before the next wave, this is that moment.