



GRASSROOTS
REALTY GROUP

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603, 330 15 Avenue SW
Calgary, Alberta

MLS # A2323101



\$229,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 859
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	no
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Welcome to this beautifully renovated, bright and spacious 970 sq ft two-bedroom corner unit in a well-managed concrete building, offering a sunny south-facing city view. Recent upgrades include new luxury vinyl plank flooring throughout, fresh paint, new appliances, and a new quartz countertop. The thoughtfully designed layout features a generous primary bedroom with a walk-in closet and private 2-piece ensuite, plus a second bedroom with a double closet. Enjoy the convenience of in-suite laundry with a brand-new washer and dryer. Ideally located in the heart of downtown, just steps from the restaurants, cafés, and shopping along 4 Street and 17 Avenue, with easy access to downtown and the LRT. Building amenities include an exercise room with sauna and a party room. Situated within the catchment area of Western Canada High School, this move-in-ready unit offers both lifestyle and long-term value. Book your showing today!