



GRASSROOTS

REALTY GROUP

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103, 1029 15 Avenue SW
Calgary, Alberta

MLS # A2323349



\$449,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,034 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 971
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Open house Saturday July 11, 1-3pm Welcome to this exceptional main-floor corner residence, where sophisticated design meets effortless urban living. Offering 2 bedrooms plus a den, this beautifully appointed home is ideal for professionals, downsizers, or anyone seeking a refined lifestyle in one of Calgary's most desirable locations. From the moment you step inside, you'll appreciate the thoughtful upgrades and attention to detail throughout. Rich walnut hardwood flooring and tinted windows provide the perfect combination of elegance, comfort, and privacy. The open concept floor plan is anchored by a stunning chef-inspired kitchen featuring custom two-tone cabinetry, a full height glass tile backsplash, premium stainless steel appliances, and a gas range. A large central island with seating creates the perfect space for entertaining, casual dining, or gathering with family and friends. The spacious living area seamlessly blends style and functionality, highlighted by a designer textured feature wall that adds warmth and character to the space. Expansive windows flood the home with natural light, enhancing the bright and inviting atmosphere. Retreat to the luxurious primary suite, complete with a walk-through closet and a spa inspired ensuite featuring dual vanities, a deep soaker tub, and a glass enclosed shower. A generously sized second bedroom, a full bathroom, and a versatile den, ideal for a home office, reading room, or guest space. Additional features include in-suite laundry, a private patio, titled underground parking, a dedicated storage locker, and energy efficient construction designed to reduce utility costs while promoting sustainable living. Perfectly situated just steps from the Bow River pathway system, off leash dog park, 17th Avenue amenities, shopping, dining, transit, and downtown Calgary, this residence offers an unparalleled blend of luxury,

convenience, and lifestyle.