



106, 923 15 Avenue SW
Calgary, Alberta

MLS # A2323402



\$549,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,557 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,291
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Storage, Walk-In Closet(s)		

Inclusions: n/a

BEAUTIFUL 3 Bedroom CORNER Unit TOWNHOME with 2 UNDERGROUND PARKING STALLS! This spacious townhome has over 1556 sq.ft. of living space with a private patio great for entertaining and easy access through gate onto 15 Avenue. The corner unit has plenty of natural light and it's surrounded by beautiful trees and bushes for privacy. As you enter you'll notice the newer Hickory hardwood floors throughout the main level, as well as custom fit Hunter Douglas blinds on all the windows. The upgraded kitchen has top end appliances, extended island with bar seating and high gloss cabinetry. The gas fireplace is perfect for cozying up on those winter nights. There's plenty of storage off of the dining/living room as well. A bedroom/office and 2 piece bathroom complete the main level. Continuing upstairs there is easy access out onto the 2nd level of the building if needed. The large primary bedroom is surrounded by windows with beautiful treed views. The primary ensuite features a soaker tub, separate shower and double vanity. There is plenty of room in the large walk-in closet. The 2nd upper level bedroom also has it's own ensuite bathroom with a tub/shower combination. The laundry is in the middle between the 2 bedrooms. This amazing townhouse is steps away from great restaurants and shopping on 17 Avenue! The unit comes with 2 underground parking stalls! One parking stall is the largest in the parkade with it's own storage box. Pets are subject to board approval.