



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1106, 1330 15 Avenue SW
Calgary, Alberta

MLS # A2325150



\$269,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Wake up to breathtaking sunrises over Calgary's downtown skyline and spend your evenings enjoying views of the Stampede fireworks from your own private balcony. Perched on the 11th floor, this bright and spacious corner-unit condominium offers the perfect blend of comfort, convenience, and vibrant inner-city living. Designed with an open-concept layout, this 2-bedroom, 1-bathroom home is filled with natural light from expansive floor-to-ceiling windows that showcase stunning unobstructed city views. The impressive 20-foot private balcony extends your living space outdoors, creating the perfect setting for morning coffee, evening sunsets, or entertaining friends against Calgary's iconic skyline. The spacious primary bedroom features direct balcony access, offering a peaceful retreat with a view. The modern kitchen flows seamlessly into the dining and living areas, making everyday living and hosting effortless. Additional features include in-suite laundry, secure heated underground assigned parking, and a concrete building. Even better, the condo fees include all utilities: heat, water, sewer, and electricity. Providing exceptional value and worry-free living. Located just a couple of blocks from the energy of 17th Avenue, you'll enjoy easy access to Calgary's best caf  s, restaurants, boutique shopping, parks, transit, and the downtown core. Whether you're a first-time buyer, investor, or looking to embrace an urban lifestyle, this move-in-ready home offers incredible views, unbeatable convenience, and a location you'll love coming home to.