



GRASSROOTS
REALTY GROUP

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230, 1304 15 Avenue SW
Calgary, Alberta

MLS # A2325878



\$239,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Paved, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,024
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: TV Mounting bracket, Building FOB

Exceptional Beltline lifestyle just 3 blocks from vibrant 17 Avenue SW! This bright beautifully renovated 1,062 sq. ft. corner unit condo combines generous living space, modern finishes and an unbeatable inner-city location. Flooded with natural light from large windows, the bright open-concept layout features newer hardwood flooring throughout the spacious living and dining areas, with plenty of room for entertaining or creating the ideal work-from-home office. The renovated kitchen is designed to impress with quartz countertops, a huge pantry, stainless steel appliances, an induction cooktop, a brand new built-in oven, microwave and a convenient eating bar. The spacious primary retreat features a private 4-piece ensuite, his-and-hers closets and the convenience of in-suite laundry, while a generous second bedroom and an additional 2-piece bathroom complete the home. Secured parking, a storage locker and bike storage provide outstanding everyday convenience. Whether you're meeting friends for dinner, grabbing coffee at one of the area's many cafés, exploring boutique shops, enjoying the nightlife or spending time in nearby parks, this location offers the very best of urban living, all just a short walk from 17 Avenue's endless restaurants, shopping, entertainment and quick access to downtown.