

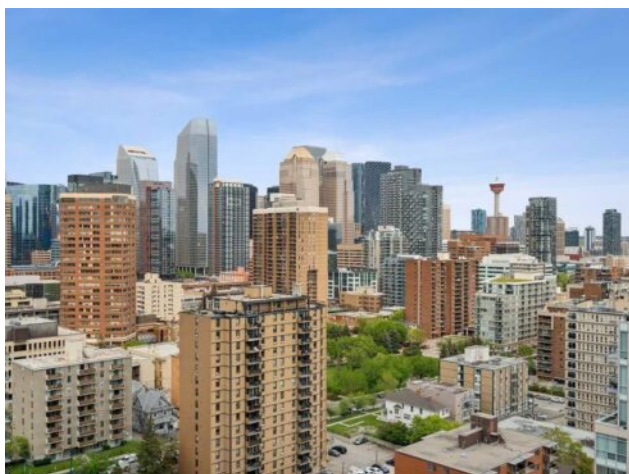


GRASSROOTS
REALTY GROUP

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207, 1330 15 Avenue SW
Calgary, Alberta

MLS # A2328730



\$229,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Wellington Estates, a concrete built gem in the heart of Calgary's vibrant Beltline! SWEET HOME! Indulge in upscale, maintenance free living in this updated condo offering two large bedrooms, one bathroom, on suite laundry. The large west facing balcony captures golden hour sunsets and urban views, the perfect spot for your plants, patio lights, or an evening glass of wine with shed on it. And YES condo fees that include gas and electricity, water, underground parking…..ALL under \$600 per month. Pet friendly building … Secure underground parking means no more scraping ice or searching for a spot, and peace of mind comes with a solid, well managed building boasting a new roof, upgraded boiler, and a healthy reserve fund. With low condo fees this unit is budget friendly, worry free, and ready for your inner city lifestyle. Live where the city buzzes with nightlife, shopping, and parks are all at your doorstep. With a walkability score of 9.7 you can't beat the location and living has never been this convenient or fun with countless amenities including Sunalta LRT just steps away, coffee shops, restaurants, bakeries, parks, gyms, spas, salons, fashion boutiques, healthcare , wellness services, grocery stores, and even a car wash! Whether you're a young professional seeking home ownership or a savvy investor looking for a solid investment opportunity, this condo is a must see!