

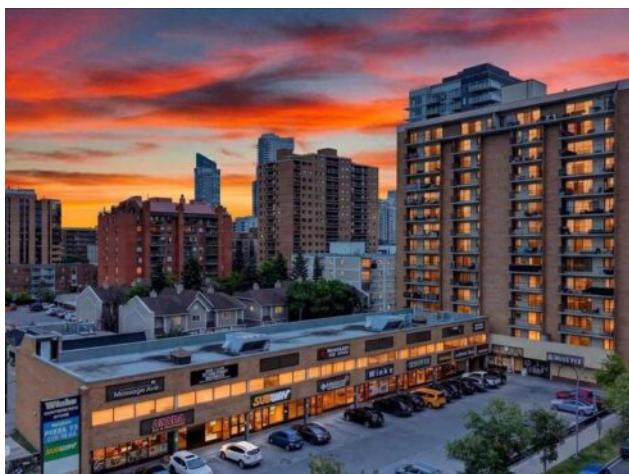


GRASSROOTS
REALTY GROUP

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902, 1330 15 Avenue SW
Calgary, Alberta

MLS # A2329012



\$300,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		
Inclusions:	None		

Welcome to Wellington Estates, where urban living meets comfort and convenience in Calgary's thriving Beltline community. This gorgeous corner unit features over \$50,000 of recent renovations and shows 10/10! As you step inside the open concept unit you will notice the newer vinyl plank flooring guiding you into this bright space with tons of natural light. Stunning kitchen features crisp white cabinetry, quartz counters, stainless steel appliances, under mount sink, subway tile backsplash, and huge pantry/storage space! The cabinetry extends into the open dining room with designer lighting and floating shelves. Open to the large living room with huge sliding doors out to the wall-to-wall balcony with sunny West exposure. Great place to watch the sunset or entertain friends. Exposed concrete feature wall with custom industrial shelving add character to this beautifully designed space. Large master bedroom with its own sliding doors to the balcony and a good sized second bedroom as well. Beautifully renovated bathroom with quartz counters, designer tile flooring, and soaker tub with tile surround. Other upgrades include new doors, trim, knock down ceilings, designer lighting, and in suite laundry with newer washer and dryer. All this in a well-managed mature building, that is pet friendly (board approval), and condo fees that include everything, even electricity! With underground heated parking stall (#33) for convenience in the cold winter months. Prime location surrounded by the City's best cafes, eateries, restaurants, shops, pubs, cocktail lounges, urban parks, and walking distance to the Sunalta C-Train Station. Great for students, first time buyers or investors!