



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27, 605 15 Avenue SW
Calgary, Alberta

MLS # A2329121



\$285,000

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	725 sq.ft.	Age:	1995 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Slate	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 514
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: N/A

OPEN HOUSE August 1st and 2nd - 12pm-2pm Experience the best of inner-city living in this beautifully maintained 1-bedroom plus den condo. Tucked away in the secure gated community of Chateau Falls, just steps from the vibrant energy of 17th Avenue. Offering 725 sq. ft. of thoughtfully designed living space, this inviting home combines comfort, style, and peace of mind. Inside, you'll find heated tile flooring throughout, quartz countertops, updated stainless steel appliances, fresh paint, a cozy gas fireplace, and in-suite laundry. The large windows let in ample light throughout the entire unit with gentle sounds from the seasonal courtyard fountain. This brings a peaceful ambiance and a touch of everyday luxury to the kitchen and den. The versatile den is ideal for a home office or creative space, while the private south-facing balcony provides a sunny outdoor retreat. All poly b has been replaced at the end of 2025. Complete with heated underground parking, a storage locker, and a meticulously maintained complex with recently sealed concrete walkways. This home offers the rare opportunity to enjoy the excitement of restaurants, cafés, shopping, and nightlife just moments away, with the security and serenity of coming home to your own private urban retreat.