



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206, 817 15 Avenue SW
Calgary, Alberta

MLS # A2329719



\$290,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Cork, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions:	N/A
-------------	-----

10/10 Location 1 block off 17th this condo is central to everything – Hockey games, Stampede, Una pizza, Prohibition lounge, Kate Hewko designer wear etc! Concierge provides safety and service, think about all those Amazon packages, they won't go missing here. This unit offers a+ DEN, this is ideal! You can always have company stay over in it, use as office space, relaxation space, or writing your book as the Seller has done, (an author of 5 books) there are great successful vibes in here. It offers you a FULL kitchen and full service with feature glass paneled cupboard, undermount lighting and eat up breakfast bar. Cork flooring provides superior thermal & acoustic insulation, 4-pce bathroom has ample space and primary bedroom is 12'x11' with extra deep closet and feature window to the Balcony you can stretch out on if you wish!! This unit includes Titled underground parking – so it cannot be re-assigned to someone else, it's yours forever. Extra Storage – many condos don't offer extra storage units, or they have very small ones in the parkade; this hosts the BEST storage locker inside a secure space and it's large enough to hold your camping and Christmas stuff. Pets under 30lbs are welcome with Board approval, Condo fees are \$509.59 and include heat & electricity.