



GRASSROOTS
REALTY GROUP

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509, 923 15 Avenue SW
Calgary, Alberta

MLS # A2332778



\$399,990

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,016 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 810
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome to this exceptional top-floor residence in the heart of Calgary's vibrant Beltline. Offering an impressive sense of space with soaring 11-foot ceilings and luxury vinyl plank flooring throughout, this beautifully appointed condo blends modern comfort with sophisticated urban living. The functional kitchen is designed for both everyday living and entertaining, featuring a gas range, over-the-range microwave, generous cabinetry, and a convenient eating ledge. A spacious dining area flows seamlessly into the bright and inviting living room, where expansive windows fill the space with natural light. Step outside onto the south-facing balcony and enjoy a private outdoor retreat with sunny exposure. The thoughtfully designed floor plan includes two generously sized bedrooms. The impressive primary suite features two closets and a beautifully renovated ensuite with elegant tile flooring, dual sinks, abundant cabinetry, and an oversized walk-in shower. Additional highlights include a large in-suite storage room, convenient in-suite laundry, and a titled underground parking stall. With its top-floor location, dramatic ceilings, abundant natural light, and stylish renovations, this remarkable Beltline condo offers an elevated lifestyle in one of Calgary's most desirable inner-city communities. A truly outstanding property that must be seen to be appreciated.