



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108, 114 15 Avenue SW
Calgary, Alberta

MLS # A2334521



\$339,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,101 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Hardwood, Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Stone, Stucco
Foundation:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 621
LLD:	-
Zoning:	CC-MH
Utilities:	-

Inclusions: N/A

Welcome to an exceptional opportunity to own approximately 1,100 sq. ft. of comfortable, well-appointed living in the heart of Calgary's sought-after Beltline. Perfectly suited to a professional, first-time buyer, investor, downsizer, or two roommates/friends, this spacious 2 bedroom, 2 bathroom residence offers an outstanding combination of space, functionality, & location. Situated on the main level of a well-maintained, solid concrete building with no post-tension construction, this bright home features an inviting open-concept layout with hardwood flooring throughout the principal living areas. A spacious dedicated entryway welcomes you into the home, while the updated kitchen offers full-height cabinetry, stainless steel appliances, a raised breakfast bar, & excellent sightlines into the dedicated dining area & generous living room. The layout provides plenty of room for both everyday living & entertaining. At the centre of the living space is a cozy gas fireplace with wood mantle & updated tile surround, creating a warm focal point for relaxing with friends or enjoying a quiet evening at home. Sliding glass doors extend the living area outdoors to your private patio, complete with a gas hookup for the BBQ, glass privacy partition, & ample room for patio furniture—an ideal spot for morning coffee or summer entertaining. The thoughtful floorplan places the bedrooms on opposite sides of the home, providing excellent privacy & making it ideal for roommates, guests, or a home office arrangement. The spacious primary bedroom easily accommodates a king-sized bed & additional furnishings, while offering a walk-in closet & private 4-piece ensuite. The second bedroom features a double closet & convenient access to the second full 4-piece bathroom. A standout feature is the large in-suite laundry/storage room, complete with extensive shelving & full-sized, side-by-side

washer & dryer - an uncommon amount of practical storage for a downtown condo. Additional storage is provided by a separate locker, while your covered carport parking stall adds everyday convenience. Enjoy central air conditioning, a pet-friendly building with no dog weight restrictions (subject to Board approval), & the convenience of a well-run, well-maintained complex. Location is exceptional. Walk to the Stampede Grounds, Saddledome, Stampede LRT Station, Talisman Centre, 1st Street's vibrant amenities, 17th Avenue restaurants & shops, downtown offices, entertainment, parks, pathways, & more. Quick access to Macleod Trail makes getting around the city effortless, while the nearby LRT provides an easy commute without relying on a vehicle. Whether you're looking for a spacious first home, a downtown base for your professional lifestyle, a smart investment property, or an easy-care home for your next chapter, this is Beltline living with the space, layout & location to make it work.