



GRASSROOTS
REALTY GROUP

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601, 817 15 Avenue SW
Calgary, Alberta

MLS # A2340768



\$314,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	619 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Kitchen Island, No Smoking Home, Recreation Facilities, Storage		

Inclusions: N/A

Experience urban luxury at its finest in this premier landmark building, situated just one block from the vibrant energy of 17th Ave SW, Mount Royal Village, and Tomkins Park. With trendy 4th Street only a few blocks away, you are steps from Calgary's best dining, shopping, and nightlife. This impeccably designed 1-bedroom, 1-bathroom condo boasts a bright, open floorplan perfect for everyday living and entertaining. The modern kitchen features granite countertops and stainless-steel appliances, plenty of cabinet space and a pantry. Step out onto your spacious private deck—complete with a gas BBQ hookup and stunning downtown skyline views. Enjoy the convenience of in-suite laundry. Living in this highly sought-after building comes with first-class perks. Residents enjoy a dedicated concierge, a newly renovated fitness center, and a fabulous reputation for quality and security. This exceptional property includes secure, titled heated underground parking stall, an enclosed storage locker and heated, underground visitor parking. Embrace the ultimate inner-city lifestyle in a walkable, dynamic neighborhood that truly has it all. Book your showing today!