

910, 1304 15 Avenue SW  
Calgary, Alberta

MLS # A2239090



# \$244,900

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,019
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		
<b>Inclusions:</b>	NA		

Welcome to this beautifully renovated 2-bedroom, 1.5-bathroom condo located on the 9th floor of an impeccably maintained concrete and brick building. This building is just steps from everything downtown Calgary has to offer. This bright, southwest-facing corner unit boasts an open layout flooded with natural light and stunning city views. Step into a spacious foyer with plenty of room for coats and gear ideal for Calgary's ever-changing weather. The generous great room features expansive windows and access to a private corner balcony, perfect for relaxing or entertaining. The updated kitchen is equipped with ample cabinetry, quartz countertops, a walk-in pantry, stainless steel appliances including a refrigerator, wall oven, glass cook top and a stylish serve-through bar to the living area, perfect for morning coffee or evening cocktails! Enjoy the convenience of a dedicated dining space with its own view. The primary bedroom is thoughtfully separated for privacy and includes a large window and a well-designed closet. The second bedroom offers flexibility as a guest room, home office, or den. The unit also includes a renovated full bathroom, a separate powder room, and in-suite laundry. Additional features include underground parking with an EV charger and separate storage. This pet-friendly, professionally managed building offers exceptional walkability to downtown, the Bow River Pathway, shops, restaurants, and transit. A rare opportunity to own this amazing investment!