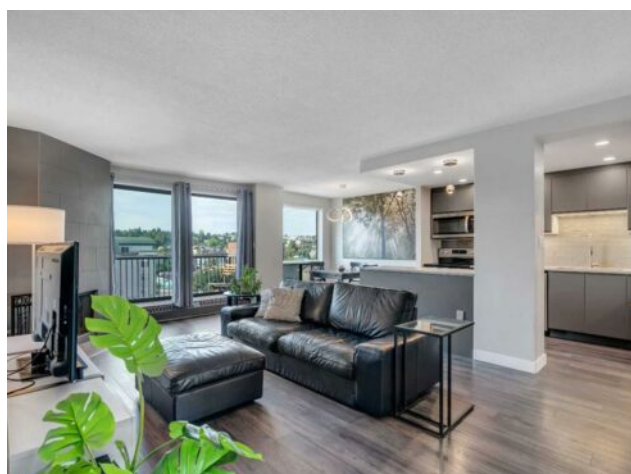


603, 1140 15 Avenue SW  
Calgary, Alberta

MLS # A2246636



## \$275,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 756 sq.ft.                         | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Paved, Secured, Stall    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 586 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                            | <b>Zoning:</b>    | CC-MHX |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Open Floorplan, Storage |                   |        |

**Inclusions:** None

Welcome to this beautifully renovated one-bedroom, one-bathroom condominium in Calgary's vibrant Beltline neighbourhood. Featuring wide-plank laminate flooring throughout and a modern kitchen with sleek cabinetry and quartz countertops. Thanks to its desirable south exposure, the living space is flooded with natural light, while a cozy wood-burning fireplace adds charm and warmth. The spacious bedroom can easily accommodate a king-sized bed, work from home space and offers a generous walk-in closet. Living here means enjoying urban convenience with a secure parking stall and additional storage locker for all of your gear. Pet owners will love living across the street from the fenced Connaught off-leash park. The building provides desirable amenities, including bike storage and a cedar sauna, perfect for relaxing at the end of your day. With a walk score of 99, you're mere steps away from trendy 17th Avenue, where you'll have access to a diverse mix of cafes, restaurants, shops, and a Save-On Foods grocery store. Whether you are a first-time buyer, an investor, or looking to downsize, this move-in-ready condo offers a perfect blend of modern finishes, amenities, and inner-city living.