

780-832-5880

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540, 1304 15 Avenue SW Calgary, Alberta

MLS # A2253032



\$199,900

Beltline			
Residential/High Rise (5+ stories)			
Apartment-Single Level Unit			
1,047 sq.ft.	Age:	1980 (45 yrs old)	
2	Baths:	1 full / 1 half	
Covered, Gated, Off Street, Stall			
-			
-			
	Residential/Hig Apartment-Sing 1,047 sq.ft.	Residential/High Rise (5+ storion Apartment-Single Level Unit 1,047 sq.ft. Age: 2 Baths:	

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,023
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-

Features: Kitchen Island, Open Floorplan, Pantry

Inclusions:

Priced to sell! Explore this beautifully updated condo featuring over 1,000 sq ft of stylish living space with laminate plank hardwood flooring throughout. At the heart of the great room is the kitchen with a spacious island, plentiful storage, and a convenient walk-in pantry. Sunlit west-facing windows brighten the dining area, and the family room flows to a sheltered balcony with fresh air and city views. The large primary bedroom includes dual closets and a sleek 3-piece ensuite. A versatile den or second bedroom, an additional full bathroom, and in-suite laundry add convenience to the layout. With a covered, gated parking stall for peace of mind, this condo is ideally located just steps from the lively shops and restaurants of 17th Avenue and offers easy access to schools, shopping, the Bow River pathway, public transit, and downtown. Experience the perfect blend of urban lifestyle and everyday comfort. Move-in ready and incredible value at this price point.