

206, 817 15 Avenue SW  
Calgary, Alberta

MLS # A2261279



**\$329,900**

**Division:** Beltline

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 701 sq.ft. **Age:** 2009 (17 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Secured, Titled, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 510

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Heating:** Fan Coil  
**Floors:** Cork, Vinyl Plank  
**Roof:** Rubber  
**Basement:** -  
**Exterior:** Brick, Concrete  
**Foundation:** -  
**Features:** Breakfast Bar, Granite Counters, Open Floorplan

**Inclusions:** N/A

Why not take a look? This larger 1 bedroom unit will keep you safe & sound downtown in a prestigious building with concierge services and amenities. This unit offers a spacious entry featuring a double closet for outerwear, cushioning cork flooring with superior thermal & acoustic insulation, and a private DEN to write your next book or relax before heading out into the vibrant city. The full kitchen has a timeless design including a sophisticated glass panel cabinet to highlight special glassware, storage pantry, undermount lighting as well as recessed electrical outlets. ALL appliances are still like new having been rarely used – as well as washer/dryer. [Owners did not live here fulltime but used the space for stop-overs in Calgary. They appreciated the security in this ideal location just steps away from shopping and within walking distance to sports & Stampede] Inviting living room is open concept & full balcony offers privacy and spans across the living room and bedroom with glimpses of the sky north & south. The bedroom is almost 12'x12' with deep double closets & full of natural light. A traditional 4-pce bathroom has plenty of space and this unit also offers multiple storage closets as well as EXTRA separate storage in the parking garage. You will appreciate Central A/C & 3 elevators within the building as well as thoughtfully designed stairwells. Titled parking is included & pets are welcome with approval. Condo fees include heat & electricity!