

101, 312 15 Avenue NE

Calgary, Alberta

MLS # A2268448



\$199,900

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		
Inclusions:	N/A		

Welcome home to this bright and beautifully updated 2-bedroom condo, perfectly positioned in Crescent Heights — one of Calgary’s most desirable inner-city neighbourhoods. Blending comfort, function, and location, this home is ideal for first-time buyers, professionals, or investors seeking a turnkey property just minutes from downtown. Step inside to discover a sun-filled, open layout featuring large windows that flood the space with natural light, vinyl plank flooring throughout, and a welcoming living area perfect for relaxing or entertaining. The modern kitchen impresses with rich espresso cabinetry, sleek tile backsplash, stainless steel appliances, under-cabinet lighting, and generous counter space. A walk-in pantry with floor-to-ceiling shelving provides exceptional storage for all your kitchen essentials, while the adjoining dining area offers the perfect spot for casual meals or gatherings with friends. Both bedrooms are spacious and inviting, including a serene primary retreat with soft, neutral tones and a convenient nook for a work-from-home setup or make-up desk. The updated 4-piece bathroom features a new vanity, fresh flooring, and stylish shower tile surround. Thoughtful upgrades continue with in-suite laundry offering built-in shelves and a functional countertop workspace, plus a massive in-suite storage closet that’s both practical and versatile. Set within a secure, well-managed building with affordable condo fees, this home is located on a tree-lined street steps from transit, shopping, and cafés. You’ll love being within close proximity to Bow River pathways, Bridgeland, and Calgary’s downtown core. Enjoy the perfect blend of urban convenience and neighbourhood charm — all at an unbeatable price point. This is the turnkey inner-city condo you’ve been waiting for!