

603, 330 15 Avenue SW  
Calgary, Alberta

MLS # A2281690



**\$288,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 970 sq.ft.                         | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 859 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |
| <b>Inclusions:</b> | NONE   |                   |        |

Welcome to this beautifully renovated, bright and spacious 970 sq ft two-bedroom corner unit in a well-managed concrete building, offering a sunny south-facing city view. Recent upgrades include new luxury vinyl plank flooring throughout, fresh paint, new appliances, and a new quartz countertop. The thoughtfully designed layout features a generous primary bedroom with a walk-in closet and private 2-piece ensuite, plus a second bedroom with a double closet. Enjoy the convenience of in-suite laundry with a brand-new washer and dryer. Ideally located in the heart of downtown, just steps from the restaurants, caf&eacute;s, and shopping along 4 Street and 17 Avenue, with easy access to downtown and the LRT. Building amenities include an exercise room with sauna and a party room. Situated within the catchment area of Western Canada High School, this move-in-ready unit offers both lifestyle and long-term value. Book your showing today!