

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		

**Inclusions:** 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!