

604, 1111 15 Avenue SW  
Calgary, Alberta

MLS # A2281809



## \$199,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** NA

An affordable entry into downtown living. This move-in ready one-bedroom is ideally located in Calgary's Beltline within the quiet, concrete, pet-friendly Shy Lui. The building has benefited from recent exterior upgrades including new balconies, windows, patio doors, and refreshed exterior finishes. The well-designed layout makes excellent use of space, offering a bright living area, a functional galley kitchen (newer fridge and stove) with dining space, and a spacious bedroom that easily fits a king-sized bed. A south-facing living room opens to a private balcony, adding natural light and everyday functionality. The unit includes in-suite storage, a separate storage locker (#4), and an assigned outdoor parking stall (#24). Set on a tree-lined street close to parks, green space, grocery stores, and just blocks from the shops, cafés, and restaurants of 17th Avenue SW. Walkable to downtown and daily amenities, this is a smart, attainable opportunity for first-time buyers looking to enter the market in a prime inner-city location.