

101, 108 15 Avenue SE  
Calgary, Alberta

MLS # A2285313

**\$220,000**



<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 349
<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 Smoking Home		
<b>Inclusions:</b>	Garage Remote		

Welcome to this beautifully updated, south-facing ground-level condo in the heart of downtown Calgary — a rare offering with no neighbors on either side, as the only ground-floor unit in the building. Enjoy incredible natural light all day with two south-facing living room windows, a south-facing bedroom window, and a south-facing private balcony. The open-concept layout features stylish LVP flooring, quartz countertops, stainless steel appliances, in-suite laundry, and a cozy double-sided fireplace connecting the living space and bedroom. This well-maintained unit offers modern finishes throughout and a smart layout that maximizes both comfort and functionality — perfect for professionals, investors, or first-time buyers. Located just steps from BMO Centre and the iconic Calgary Stampede Grounds, you'll love being close to transit, dining, entertainment, and everything downtown has to offer. Well-priced, move-in ready, and in a fantastic central location — this is urban living at its best.