



104, 1534 15 Avenue SW
Calgary, Alberta

MLS # A2286908

\$185,000



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|-----------|------------------------------------|--------|-------------------|
| Division: | Sunalta | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 492 sq.ft. | Age: | 1968 (58 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|------------------------|---------------------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 387 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters | | |
| Inclusions: N/A | | | |

Welcome to this bright and efficiently designed 1-bedroom, 1-bathroom garden-level condo in the sought-after community of Sunalta. Highlighted by an exceptionally spacious kitchen—a rare feature in this category—with generous counter space and ample cabinetry. Large windows provide impressive natural light, creating an open and inviting feel throughout the living space despite the garden-level setting. The bedroom is well-proportioned, and the layout makes excellent use of every square foot. Situated on a quiet, tree-lined street, you're just a short walk to the Sunalta LRT Station, making downtown commutes effortless. Enjoy immediate access to the restaurants, cafés, and nightlife of 17th Avenue SW, parks & pathways, and all the amenities of the urban core. An added bonus: this property currently offers the lowest condo fees among apartment-style listings in the area, enhancing affordability and long-term value. Ideal for first-time buyers, professionals, or investors seeking strong inner-city positioning with exceptional convenience and cost efficiency.