



**GRASSROOTS**  
REALTY GROUP

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520, 1304 15 Avenue SW  
Calgary, Alberta

MLS # A2214617



**\$249,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Gated, Outside, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,097
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home, Open Floorplan, Storage, Track Lighting		

Inclusions: N/A

**\*\*INVESTOR ALERT\*\***This property has great Value at the price!! Great Rental Potential or live in yourself. Well managed building!! Lovely Open Floor Plan that is fantastic for entertaining. Sunny Southern Exposure. Balcony that has one of the nicest views in the complex. Close to EVERYTHING! Enjoy walking to all the local restaurants, stores and businesses. Enjoy all that DOWNTOWN living has to offer!! Ample parking and storage in unit and extra secured storage space on main floor. Master ensuite bathroom recently renovated. \*\* 2 elevators\*\* Sellers are offering a special offer to qualified buyers, ask your agent for details. \*View the 3D Virtual tour and note you can de-furnish the unit with a press of a button\* This unit has 1 primary bedroom and a Den/Office, currently used as a 2nd bedroom. Lovely Open Floor Plan that is amazing for entertaining. How would you make this space work for you?