



GRASSROOTS
REALTY GROUP

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602, 114 15 Avenue SW
Calgary, Alberta

MLS # A2218503



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: n/a

Welcome Home! Greet your guests with a warm welcome at the lovely entrance on the main floor, then step into your spacious top floor, two-bedroom unit, thoughtfully designed for comfort and convenience. Enjoy the ease of in-suite laundry, a well-appointed kitchen with ample cupboard and counter space, and an eat-up island—perfect for preparing meals while visiting with guests. A built-in desk offers the ideal setup for working from home or keeping everything organized. You'll appreciate the dedicated dining area and the roomy living room, which opens onto your private balcony—perfect for relaxing or entertaining. The primary bedroom features a walk-in closet and a four-piece ensuite, ensuring privacy and comfort. Your guests will feel right at home in the second bedroom, which has access to another full bathroom just off the main living area. Additional features include air conditioning, beautiful cork flooring, and one titled underground parking (no more scraping snow!), and spacious unit with easy access just outside of front door on same level, giving you the convenience and space you need for your seasonal items. Located within walking distance to downtown, the LRT, and the University, this prime location offers unbeatable convenience. You're also just minutes from Deerfoot Trail, Chinook Centre, the Talisman Centre, and several nearby churches. Units in this building rarely become available—don't miss your chance. Book your showing today!