

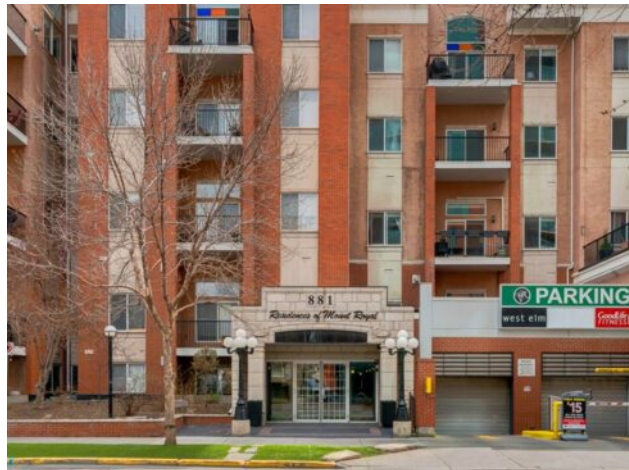


GRASSROOTS
REALTY GROUP

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310, 881 15 Avenue SW
Calgary, Alberta

MLS # A2219021



\$344,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Flat, Membrane	Condo Fee:	\$ 706
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: Hot Tub, Hot Tub Cover, & Gazebo

The Ultimate Urban Oasis! Private SOUTH 545 SQFT Upper Terrace with Your Very Own HOT TUB! Light & Bright TWO Bedroom END Unit with 11 Foot Knockdown Ceilings & Hardwood Floors on a SW Beltline Street MINUTES from the Downtown Core! Perfect for Entertaining - Sleek Kitchen with Granite Counters & Breakfast Bar opens to the Dining Nook & Spacious Great Room with Transom, Coved Ceiling & Cozy Gas Fireplace. There's a Generous Master Bedroom with WALK-THRU Closet & Ensuite Bath with SOAKER Tub, a Spacious 2nd Bedroom for guests, home office or a roommate, a 2nd full Bathroom, Insuite Laundry with a side Storage Area, TITLED UNDERGROUND PARKING & a Storage Locker too. Spend summer nights sipping wine on your AMAZING Terrace, Check out the Unique Indoor Plus 15 Access to Mt Royal Village shops at the end of the hall or Explore the 17 Ave & Downtown Lifestyle with Year-Round River Pathways, Fitness Facilities, Festivals, Spas, Martini Bars, Art Galleries, Coffee shops, Boutiques, & Restaurants. Professionally Managed Complex with Impressive Front Lobby and 2 Elevators & it's Pet Friendly Too! Note -The board has approved some larger dogs (40-50lbs) in the past.