



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

29, 2400 15 Street SW
Calgary, Alberta

MLS # A2226207



\$259,900

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Up/Down		
Size:	945 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Other	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 588
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Soaking Tub		

Inclusions: NONE

REDUCED 259900K, TOWNHOUSE, 2 BDRM, BIG DECK, UPGRADED, EXCELLENT INVESTMENT OPPORTUNITY. in the heart of the Beltline but quiet and peaceful. 1 CAT ALLOWED. The updated galley kitchen has SS APPLIANCES AND A LARGE WINDOW for an abundance of natural light. There's plenty of counter space and cabinetry. Then, it's connected to the dining area and a spacious living room with a wood-burning fireplace, perfect for those cozy winter evenings at home! Step out onto the LARGE BALCONY, which is perfect for a table, four chairs, BBQ, and plants. Enjoy summer relaxation, morning coffees and destress time because it's quiet in this neighborhood with a low traffic count. Upstairs, you'll find 2 generously sized bedrooms and a well-appointed bathroom with a soaker tub. The primary bdrm is large enough for king-size furniture, with big windows and a CITY SKYLINE VIEW. There's HEATED UNDERGROUND SECURED PARKING and IN-SUITE LAUNDRY UPSTAIRS. HOT WATER AND HEAT ARE INCLUDED IN THE MAINTENANCE FEE. Cats are allowed and dogs are only allowed in special circumstances such as service dogs. If you love urban living, this is the area for you! Situated within walking distance to Marda loop, 17th Ave, parks, green spaces, and the river. It is also close to shopping, restaurants, entertainment and transit. THIS WON'T LAST LONG.