



GRASSROOTS
REALTY GROUP

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511, 114 15 Avenue SW
Calgary, Alberta

MLS # A2232253



\$409,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,018 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

Welcome to this tastefully renovated 2 bedroom, 2 bathroom unit offering a perfect mix of style, comfort, and urban convenience. Featuring beautiful LVP flooring, a bright open floorplan, and a modern kitchen with tray ceilings, quartz countertops, shaker-style two-tone cabinetry, and stainless steel appliances. The kitchen is complemented by a spacious pantry, while the large laundry area adds functionality. Enjoy a cozy nook, perfect for dining or working from home. The spacious living room opens to a balcony with stunning city views, ideal for watching Stampede fireworks. The primary bedroom features tray ceilings and a designer light fixture, while both bedrooms are generously sized. Both bathrooms are fully tiled and beautifully upgraded with quartz countertops. One underground titled parking stall and assigned storage add to the comfort and convenience of this exceptional unit. Located just steps from the Stampede Grounds, top restaurants, shopping, transit, and more—walk to work and enjoy the best of downtown living!