



**GRASSROOTS**  
REALTY GROUP

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606, 330 15 Avenue SW  
Calgary, Alberta

MLS # A2233134



**\$335,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,025 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 773
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Track Lighting, Vinyl Windows		
Inclusions:	Portable AC unit, Dyson Vacuum		

Exceptional Three-Bedroom Condo in the Heart of Calgary Opportunities like this don't come often—discover a spacious and stylish 3-bedroom, 2-bathroom condo nestled in Calgary's vibrant Beltline district. Offering the perfect balance of lifestyle and convenience, this rare corner unit puts you just steps from downtown and the lively energy of 17th Avenue. With over 1,000 sq ft of thoughtfully renovated (2023) living space, this home boasts an open-concept layout flooded with natural light from large floor-to-ceiling windows, completed with breathtaking views of the downtown skyline. The sleek, modern kitchen is a true showpiece, featuring quartz countertops, premium stainless steel appliances, glossy white upper cabinetry complemented with darker lower multipale pull-out drawers, and a large breakfast bar—ideal for both casual dining and entertaining. The generous primary bedroom easily accommodates a king-sized bed and includes its own private 2-piece ensuite. Two additional bedrooms offer versatile options—whether as guest rooms, creative spaces, or remote work offices. The full-size in-suite laundry and oversized storage area add everyday functionality. Residents of this well-managed building also enjoy underground parking, visitor parking, a fitness centre, party room, and access to a rooftop terrace with panoramic city views. This unbeatable location places you within walking distance of Calgary's top dining, shopping, and urban amenities. Come experience city living at its finest—schedule your private tour today.