



**GRASSROOTS**  
REALTY GROUP

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306, 330 15 Avenue SW  
Calgary, Alberta

MLS # A2234232



**\$349,950**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,040 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 773
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Other, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Bar, Built-in Features, No Animal Home, Pantry, Quartz Counters, Storage		

**Inclusions:** Curtains and rods, freezer in laundry, cabinet box by front entrance, built in media unit

No expense spared in this stunning renovation! This end unit is everything you've been looking for in the Beltline: it has 2 bedrooms plus a den that can be converted to a 3rd bedroom with plenty of open living space, in suite laundry and extra storage. The kitchen boasts new stainless steel appliances, quartz stone counters that extend up the backsplash, and high end custom wood cabinetry throughout. You even have a bar setup for your coffee, tea, cocktails or mocktails! Beautiful vinyl plank flooring extends through the entire unit - no carpet anywhere! This unit is one to see. You will never have to worry about downtown parking again with your underground parking stall and your friends and family too - they have private above ground, covered visitor parking. You're minutes from amazing restaurants and shopping on 17th Ave and 4th St but still on a quiet street, with your unit facing away from the hustle and bustle. It really is a wonderful unit to experience in person - call your favourite agent today for a private showing!