



**GRASSROOTS**  
REALTY GROUP

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202, 523 15 Avenue SW  
Calgary, Alberta

MLS # A2240485



**\$300,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Quartz Counters, Storage		

Inclusions: N/A

Experience the best of inner-city living in this beautifully renovated 2-bedroom condo that blends modern style with unbeatable location. Boasting a bright, open-concept layout, this spacious unit features a stunning kitchen that's impressively large for a condo—complete with sleek modern finishes, abundant cabinetry, and plenty of room to entertain. The generous living and dining areas flow seamlessly to a spacious balcony that offers both privacy and stunning downtown views, surrounded by mature trees for a peaceful urban retreat. Both bedrooms are generously sized with oversized closets, and the updated 4-piece bathroom adds a fresh, contemporary touch. Enjoy the convenience of in-suite laundry and the comfort of a move-in-ready home that feels like new. Situated just steps from 17th Avenue, Mission, and the downtown core, you'll love the walkability, access to bike lanes & LRT, and vibrant lifestyle this location offers. An extremely well managed condo and offering parking, storage, and bike storage - you can't go wrong. This is amazing value for a large, beautifully updated condo in the perfect location for urban city lovers!