



GRASSROOTS
REALTY GROUP

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

203, 1311 15 Avenue SW
Calgary, Alberta

MLS # A2242205



\$175,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	814 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 755
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: None

Welcome to this spacious and thoughtfully designed one-bedroom condo, offering an exceptionally open floor plan perfect for modern living. The oversized primary bedroom features a cozy alcove ideal for a home office or reading nook, along with a private 2-piece ensuite for added convenience. The separate dining area, located just off the generous living room, creates a great flow for entertaining guests. The bright and functional kitchen includes a pass-through window to the dining room, enhancing the open-concept feel. The living room offers plenty of space for your big-screen TV and home theatre setup. Additional highlights include in-suite laundry area with good sized storage area, plus a separate storage room off the patio for seasonal items or extra gear. Recently updated with stylish fixtures, modern countertops, and newer appliances—this home is truly move-in ready. Step outside to one of the largest south-facing patios you’ll find in a condo—ideal for relaxing or hosting on sunny afternoons. All of this just a few blocks from the shops, restaurants, and energy of 17th Avenue. A must-see opportunity!