



**GRASSROOTS**  
REALTY GROUP

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401, 820 15 Avenue SW  
Calgary, Alberta

MLS # A2242860



**\$450,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,159 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 720
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Instant hot water tap

Discover elevated inner-city living in this meticulously maintained 2-bedroom, 2-bathroom condo offering 1,159 sq/ft of stylish and functional space in the centrally located Beltline community. Located in a solid concrete constructed building, this unit offers exceptional sound insulation for a quiet and comfortable lifestyle—perfect for professionals, down-sizers, or investors. Step inside to find 9-foot ceilings with elegant crown moulding, creating a spacious and sophisticated feel throughout. The open-concept floor plan is both bright and versatile, featuring upgraded fixtures and hardware, modern lighting, and a neutral color palette that complements any decor. The kitchen is well-appointed with stainless steel appliances, upgraded hardware, and a convenient layout that opens to the dining and living areas with large south facing windows and a gas fireplace. The spacious living space extends out onto a south facing balcony, perfect for outdoor cooking, plenty of natural sun light and downtown views. The large primary bedroom features a walk-in closet and a private 4-piece ensuite bathroom, and access to another large, east facing balcony perfect for morning coffee and more great views of the city centre. The second bedroom and full second bath are perfect for guests, roommates, or a home office setup. Additional highlights include: 2 titled underground parking stalls — rare and valuable for Beltline living!! In-floor heating throughout the unit! In-suite laundry with full-size washer/dryer and plenty of storage in the laundry room. A well-managed and secure building with fob access and elevator service. Located just steps to 17th Ave, shops, restaurants, parks, and public transit, this unit combines modern comfort with unbeatable location in one of Calgary’s most walkable communities. Don’t miss your chance to own a well-built, feature-rich

home in the heart of it all.