



GRASSROOTS
REALTY GROUP

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101, 1000 15 Avenue SW
Calgary, Alberta

MLS # A2245018



\$350,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Welcome to The Paradyme, a pet-friendly building (with board approval) ideally located just steps from the vibrant 17th Avenue—home to some of Calgary’s best restaurants, cafes, and shops—and within easy walking distance to downtown. This spacious main-floor 1-bedroom PLUS LARGE DEN condo has just been freshly painted and is move-in ready. With brand new carpet in the bedroom and laminate and ceramic tile flooring throughout the rest of the home, an open-concept kitchen, and new window coverings, this suite offers modern comfort and functionality. The large primary bedroom features a walk-in closet. There is a spacious den—ideal for a home office, guest room, or sitting area. You have an in-suite laundry room with full-sized washer and dryer. Titled underground parking stall included. Enjoy access to a LARGE ROOFTOP PATIO, furnished for outdoor relaxation, including use of a BBQ -- perfect for entertaining or soaking up the sun. This unit is ideal for professionals, first-time buyers, or investors looking to enjoy inner-city living in Calgary’s popular Beltline district.