

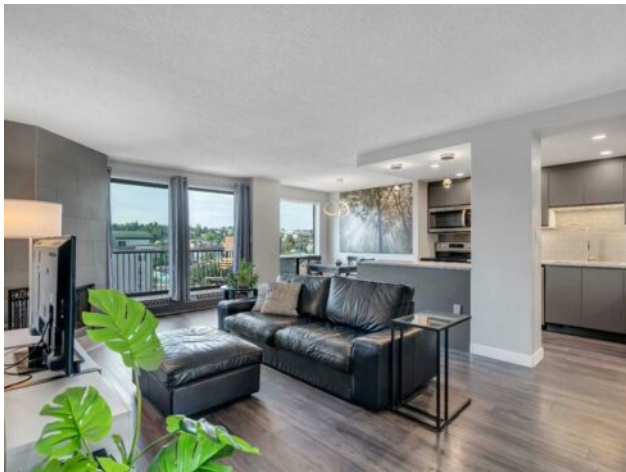


GRASSROOTS
REALTY GROUP

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603, 1140 15 Avenue SW
Calgary, Alberta

MLS # A2246636



\$275,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Paved, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 586
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage		

Inclusions: None

Welcome to this beautifully renovated one-bedroom, one-bathroom condominium in Calgary's vibrant Beltline neighbourhood. Featuring wide-plank laminate flooring throughout and a modern kitchen with sleek cabinetry and quartz countertops. Thanks to its desirable south exposure, the living space is flooded with natural light, while a cozy wood-burning fireplace adds charm and warmth. The spacious bedroom can easily accommodate a king-sized bed, work from home space and offers a generous walk-in closet. Living here means enjoying urban convenience with a secure parking stall and additional storage locker for all of your gear. Pet owners will love living across the street from the fenced Connaught off-leash park. The building provides desirable amenities, including bike storage and a cedar sauna, perfect for relaxing at the end of your day. With a walk score of 99, you're mere steps away from trendy 17th Avenue, where you'll have access to a diverse mix of cafes, restaurants, shops, and a Save-On Foods grocery store. Whether you are a first-time buyer, an investor, or looking to downsize, this move-in-ready condo offers a perfect blend of modern finishes, amenities, and inner-city living.