



GRASSROOTS
REALTY GROUP

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207, 1108 15 Street SW
Calgary, Alberta

MLS # A2248512



\$245,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	674 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 622
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, Track Lighting		

Inclusions: None

Welcome to your new urban retreat in the vibrant community of Sunalta! This well appointed 1-bedroom plus den condo offers the perfect blend of comfort, style, and functionality. The spacious den is ideal for a home office, creative studio, or guest room, perfect for modern living. Step into the cozy living room that flows seamlessly onto a large private South balcony, perfect for relaxing or entertaining. The sleek dark kitchen cabinetry adds a touch of elegance and pairs beautifully with modern appliances, & ample counter space. Additional features include titled underground parking, a separate storage locker, and in-suite laundry for ultimate convenience. Residents also have access to a lovely outdoor secured courtyard. Located just minutes from downtown Calgary, the C-Train, parks, and trendy cafes, this condo offers an unbeatable location and lifestyle.