



**GRASSROOTS**  
REALTY GROUP

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101, 1107 15 Avenue SW  
Calgary, Alberta

MLS # A2250017



**\$220,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 838
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

**Inclusions:** TV Bracket

Looking for your first downtown home? This bright and modern 2-bedroom, 1-bath main floor condo offers the perfect mix of comfort, convenience, and city lifestyle right in the heart of Calgary. With an open layout and oversized windows, the space feels light, airy, and ready for entertaining. The sleek kitchen boasts stainless steel appliances and a durable silgranite sink, while real travertine tile throughout adds a stylish touch rarely found at this price point. Step out onto your private, tree-framed balcony for a morning coffee or relax with friends on the large upper balcony designed for gatherings. Main-floor access means no waiting for elevators &ndash; just walk in and out with ease. Practical perks include secure, covered parking (say goodbye to scraping in winter), extra storage, and the ability to install in-suite laundry. Best of all, this condo puts you steps from 17th Avenue &ndash; Calgary's ultimate destination for restaurants, trendy shops, patios, and nightlife. Everything you need is just outside your door, making it effortless to live, work, and play downtown. This isn't just a home &ndash; it's your lifestyle upgrade. Affordable, stylish, and perfectly located for young professionals or first-time buyers ready to make the most of city living.