



GRASSROOTS
REALTY GROUP

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540, 1304 15 Avenue SW
Calgary, Alberta

MLS # A2253032



\$267,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,047 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Covered, Gated, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,107
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions:	-
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Explore this beautifully updated condo featuring over 1,000 sq ft of stylish living space with laminate plank hardwood flooring throughout. At the heart of the great room is the kitchen with a spacious island, plentiful storage, and a convenient walk-in pantry. Sunlit west-facing windows brighten the dining area, and the family room flows to a sheltered balcony with fresh air and city views. The large primary bedroom includes dual closets and a sleek 3-piece ensuite. A versatile den or second bedroom, an additional full bathroom, and in-suite laundry add convenience to the layout. With a covered, gated parking stall for peace of mind, this condo is ideally located just steps from the lively shops and restaurants of 17th Avenue and offers easy access to schools, shopping, the Bow River pathway, public transit, and downtown. Experience the perfect blend of urban lifestyle and everyday comfort.