

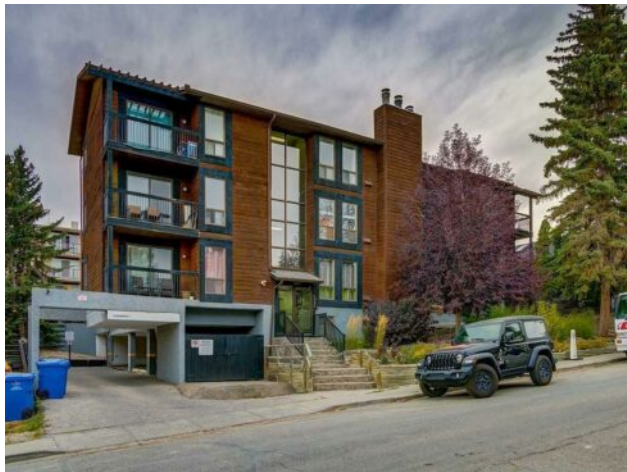


GRASSROOTS
REALTY GROUP

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204, 2611 15A Street SW
Calgary, Alberta

MLS # A2254858



\$209,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Welcome to this bright and spacious end unit in the heart of Bankview! Offering over 600 sq ft of living space, this southwest facing condo is filled with natural light and features a large private balcony, perfect for relaxing or entertaining. The open layout includes a cozy living area, a functional kitchen with granite countertops, and the convenience of in unit laundry. This pet friendly unit (small pets up to 20 lbs allowed) also comes with an assigned covered parking stall for year round comfort. The monthly condo fee covers heat, water, sewer, professional management, and exterior maintenance, providing exceptional value and worry free living. Additional highlights include tile and laminate flooring, and an excellent inner city location just minutes from 17th Avenue, downtown, schools, shopping, restaurants, and transit. Whether you are a first time buyer or looking for a great investment, this property offers incredible value in one of Calgary's most vibrant communities. Book your showing today!