



**GRASSROOTS**  
REALTY GROUP

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205, 836 15 Avenue SW  
Calgary, Alberta

MLS # A2256337



**\$549,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 954 sq.ft.                         | Age:   | 2004 (21 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Fan Coil   | Water:     | -      |
| Floors:     | Ceramic Tile   | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 807 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Brick, Concrete  | Zoning:    | CC-COR |
| Foundation: | -  | Utilities: | -      |
| Features:   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |        |

Inclusions: N/A

Welcome to this stunning, recently renovated condo nestled in the heart of Mount Royal Village. As you step inside, you're greeted by the warm elegance of the hardwood floors that span the living space, providing a timeless and sophisticated ambiance. The well-appointed kitchen boasts sleek quartz counters that beautifully complement the modern cabinetry, offering both style and functionality. Whether you're a culinary enthusiast or simply enjoy preparing meals, this kitchen is a true delight, providing ample space for all your culinary endeavors. The condo features two spacious bedrooms, each offering comfort and tranquility. The master bedroom boasts its own en-suite bathroom, allowing for privacy and convenience. One of the standout features of this condo is the expansive 2000 square foot patio, offering a remarkable outdoor living space. With its generous size and thoughtful design, this patio becomes a private oasis in the heart of the city. Imagine lounging with a book, hosting barbecues, or simply savouring the fresh air while enjoying the beautiful surroundings. In addition to the impressive interior and outdoor living spaces, this condo's location is a true gem. Situated in the heart of 17th Ave SW, you'll find yourself surrounded by an array of shopping boutiques, trendy pubs, and diverse restaurants. Whether you're seeking a cozy brunch spot, an exciting night out, or simply want to explore the vibrant atmosphere of the area, everything is just a short stroll away. This condo offers the perfect combination of modern luxury, comfort, and a prime location. The recent renovations, hardwood floors, and quartz counters add a touch of elegance, while the expansive patio provides an idyllic retreat. Don't miss the opportunity to make this condo your urban sanctuary, where you can indulge in both the comforts of home and the excitement of city living.

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