



**GRASSROOTS**  
REALTY GROUP

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103, 1029 15 Avenue SW  
Calgary, Alberta

MLS # A2260958



**\$479,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,034 sq.ft.                       | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                                      |            |        |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                                                                                                               | Water:     | -      |
| Floors:     | Ceramic Tile, Hardwood                                                                                                                               | Sewer:     | -      |
| Roof:       | Tar/Gravel                                                                                                                                           | Condo Fee: | \$ 971 |
| Basement:   | -                                                                                                                                                    | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                                                                                                                                   | Zoning:    | CC-MH  |
| Foundation: | -                                                                                                                                                    | Utilities: | -      |
| Features:   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s) |            |        |
| Inclusions: | None                                                                                                                                                 |            |        |

Welcome, and witness this sophisticated main floor 2-bedroom plus den corner residence, designed for those who appreciate both comfort and style. Experience upscale living blending modern elegance with unbeatable convenience. This home features features walnut hardwood floors, tinted windows, and a premium security system, and offers both style and peace of mind. The open-concept layout showcases a designer kitchen with custom two-tone cabinetry, full-height glass tile backsplash, a generous island with seating, and premium stainless steel appliances, including a gas range for the culinary enthusiast. The living space flows seamlessly into the living area, highlighted by a textured feature wall for added warmth and style. The primary suite impresses with a walk-through closet and spa-inspired ensuite with dual sink vanity, soaker tub, and glass shower. A second bedroom, full bath, and den complete the thoughtful floor plan. Enjoy in-suite laundry, private patio, titled underground parking, storage locker, and eco-friendly construction that lowers operating costs. You're only steps away from a dog park, Bow River pathways, 17th Ave, shopping, transit and so much more