



**GRASSROOTS**  
REALTY GROUP

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206, 817 15 Avenue SW  
Calgary, Alberta

MLS # A2261279



**\$349,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: N/A

OPEN HOUSE Sat. Oct.4 12 -2pm!! Best location in the Beltline. This larger 1 bedroom unit will keep you safe & sound downtown in a prestigious building with concierge services and amenities. This unit offers a spacious entry featuring a double closet for outerwear, cushioning cork flooring with superior thermal & acoustic insulation, and a private DEN to write your next book or relax before heading out into the vibrant city. The full kitchen has a timeless design including a sophisticated glass panel cabinet to highlight special glassware, storage pantry, undermount lighting as well as recessed electrical outlets. ALL appliances are still like new having been rarely used & as well as washer/dryer. [Owners did not live here fulltime but used the space for stop-overs in Calgary. They appreciated the security in this ideal location just steps away from shopping and within walking distance to sports & Stampede] Inviting living room is open concept & full balcony spans across the living room and bedroom with glimpses of the sky north & south. The bedroom is almost 12'x12' with deep double closets & full of natural light. A traditional 4-pce bathroom has plenty of space and this unit also offers multiple storage closets as well as EXTRA separate storage in the parking garage. You will appreciate Central A/C & 3 elevators within the building as well as thoughtfully designed stairwells. Titled parking is included & pets are welcome with approval.