



GRASSROOTS
REALTY GROUP

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105, 1000 15 Avenue SW
Calgary, Alberta

MLS # A2261947



\$229,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 495
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Discover stylish inner-city living in this beautifully updated 1-bedroom, 1-bathroom condo located in the heart of Calgary's Beltline on 15th Avenue—just steps from iconic 17th Avenue SW, known for its trendy restaurants, cafes, boutique shopping, and vibrant nightlife. Everything you need is within walking distance, from groceries and fitness studios to parks and transit. This main-floor unit offers convenient direct access from the street, making it ideal for quick trips or pet owners—no need to pass through the lobby! Inside, you'll find vinyl plank flooring, high ceilings, and contemporary finishes throughout. Natural light pours in through the large patio doors, creating a bright and inviting atmosphere. The kitchen features modern appliances and a functional layout, while the in-suite washer and dryer—recently installed within the past few months—add everyday convenience. The spacious 4-piece bathroom offers a clean, modern design, and the unit includes a titled underground parking stall for added security and comfort. You'll also love the rooftop patio, perfect for enjoying Calgary's summer sunsets with a view. Whether you're a first-time buyer, investor, or simply looking to enjoy a connected, walkable lifestyle, this move-in-ready home checks all the boxes.