



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1107, 1330 15 Avenue SW
Calgary, Alberta

MLS # A2262684



\$255,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to this beautifully updated 2-bedroom, 1 bathroom condo in the heart of Calgary's vibrant Beltline community. From sunrise coffees to sunset cocktails, this 11th-floor corner unit offers a massive west-facing balcony, perfect for soaking in evening sunsets and sweeping city views. Inside, you will love the open-concept design that seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space filled with natural light. The unit features newer laminate flooring throughout and has been freshly painted, offering a modern, move-in-ready feel. A full 4-piece bathroom, convenient in-suite laundry with storage, and the privacy of a corner layout make this condo an exceptional find. Practical perks include all utilities included in the condo fees and an assigned, secure underground parking stall, ensuring both value and peace of mind. Living in Beltline means being at the center of it all, steps away from trendy restaurants, coffee shops, shopping, fitness studios, and the lively 17th Avenue entertainment district. With easy access to downtown, public transit, parks, and year-round community events, Beltline offers a walkable, energetic lifestyle that's perfect for professionals, investors, or anyone looking to enjoy the best of urban living in Calgary.