



GRASSROOTS
REALTY GROUP

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

209, 1000 15 Avenue SW
Calgary, Alberta

MLS # A2263115



\$249,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 747 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Oversized, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Electric, Hot Water, Natural Gas

Floors: Carpet, Laminate

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 617

LLD: -

Zoning: CC-MH

Utilities: -

Inclusions: Bike Hanger in Den, TV wall mount

Your search for the ideal inner-city condo or investment ends at HERE. Located on a beautiful tree lined street in the heart of Beltline, this superb 1-bed + den suite offers a flawless blend of location, style, and convenience. This condo has been thoughtfully maintained and cared for, presenting a genuine turn-key opportunity. Inside, the suite is bright and inviting, benefiting from great natural light. The main living area features beautiful, updated floors that provide a chic, contemporary foundation for your furniture and style. The kitchen shines with updated cabinetry, plenty of cabinet space and large countertops - a real luxury compared to tight, cramped modern condos. The massive, flexible den is a true game-changer for urban living, easily transforming into your dedicated work-from-home office, a private workout space, or a comfortable media room. Every essential is covered with the added luxury of in-suite laundry and a highly valuable oversized, titled underground parking stall. But the lifestyle doesn't end at your front door. The Paradyme is beloved for its incredible rooftop patio—the ultimate social amenity! Envision summer nights grilling with friends or preparing for an amazing night out at the Stampede over the city skyline from your exclusive resident hangout. It's a key feature that fosters a stable, tight-knit community environment that people genuinely love to call home. Living here means placing yourself at the intersection of culture and convenience. You are just steps from the action on 17th Ave—grab your morning coffee at Caffe Beano, enjoy world-class dining, and browse the endless array of boutique shops. This condo represents a fantastic opportunity and a genuinely smart buy for first-timers, young professionals, or any investor seeking a high-demand rental in a prime location. Don't wait to secure your piece of the Paradyme and step

into Calgary's best urban living.