



**GRASSROOTS**  
REALTY GROUP

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305, 235 15 Avenue SW  
Calgary, Alberta

MLS # A2263411



**\$269,999**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: N/A

FIRST 4 MONTHS OF CONDO FEES PAID! \*Open House - Saturday, October 11 from 11:00 am - 1:00 pm\* This stunning corner unit has been renovated from top to bottom and is ready for its new owners. Located just steps from 17th Ave, 1st Street Village, the LRT, Elbow River pathways & more, you'll enjoy easy access to all the best amenities that Calgary's inner city has to offer - while still tucked away in a quiet, secure building. Every detail has been thoughtfully updated, featuring brand-new luxury vinyl plank flooring, freshly painted walls, modern fixtures, and a completely upgraded kitchen with quartz countertops, sleek cabinetry, and \*never-been-used\* stainless steel appliances. The bright, open-concept living and dining area is surrounded by windows, filling the home with natural light and offering access to a wrap-around, south-facing patio, an ideal space for relaxing or entertaining! Down the hall you'll find two spacious bedrooms, including a primary suite with a walk-in closet and private half bath. The second bedroom provides flexibility for guests, a home office, or even a potential mortgage helper/rental opportunity. Additional highlights include secured parking, a large in-unit storage room PLUS an extra storage locker in the building, and pet-friendly policies. With four months of paid condo fees being offered by the seller, this move-in-ready home truly checks every box.