



GRASSROOTS
REALTY GROUP

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407, 1108 15 Street SW
Calgary, Alberta

MLS # A2264683



\$239,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	676 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 622
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage		
Inclusions:	Portable AC Unit		

Top floor 1 bedroom plus den condo with bright south exposure and beautiful views in a pet-friendly building! Perfectly situated just a quick 4-minute walk to the Sunalta LRT Station and only minutes to trendy 17th Avenue, downtown, and the river pathways. A sunlit breezeway overlooking the courtyard leads you to your door, where you'll be welcomed by an abundance of natural light and impressive 9' ceilings. The well-designed kitchen features a centre island with raised eating bar, stainless steel stove and microwave, and a convenient wall cabinet for extra pantry storage. Adjacent to the kitchen, the dining area offers plenty of space to host family and friends for dinner. The open-concept living room is bathed in sunshine from the south-facing windows and flows effortlessly to the large balcony, creating a seamless indoor/outdoor lifestyle. Enjoy your morning coffee or evening barbeques while soaking in the beautiful views from this fantastic outdoor space. The primary bedroom is a peaceful retreat, complete with a cooling ceiling fan and ample room for a king-sized bed. A versatile den—accessible from both the bedroom and living room—makes an ideal bright office or study area. The stylish 4-piece bathroom features a modern vessel sink and an additional wall cabinet for bonus storage. Enjoy the convenience of in-suite laundry with full-sized washer and dryer, plus titled underground parking to keep your vehicle safe from the elements while you explore this vibrant community. Outdoor enthusiasts and commuters alike will love being steps from the LRT station and river pathways, making it easy to balance city life with outdoor enjoyment. An exceptional top-floor condo in a well-managed, pet-friendly complex—offering unbeatable value and location in the heart of the inner city!

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