



GRASSROOTS
REALTY GROUP

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201, 1111 15 Avenue SW
Calgary, Alberta

MLS # A2268272



\$168,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Furnitures are negotiable

Prime Location Condo! Welcome to The Shylui — a stylish corner unit perfectly situated in the vibrant Beltline area, right by 17th Avenue SW. This home is ideal for first-time buyers or investors alike. The one-bedroom layout is thoughtfully designed to provide excellent privacy. The spacious bedroom easily accommodates a king-size bed and features a large wall-to-wall closet. There's also a generous storage closet in the hallway, plus an additional private storage locker located on the lower level of the building for extra convenience. Window unit A/C keeps the hot summer away! This unit includes a covered assigned parking stall, and the building offers coin-operated laundry facilities in the basement — practical and easy to use. The location is unbeatable — surrounded by trendy restaurants, cafés, and shops, with all essential amenities just steps away. The area also boasts several highly rated schools, including Western Canada High School, only a few minutes' walk from the property. Recent upgrades to the building exterior, brand new windows, and balconies add modern appeal. Enjoy relaxing on your street-facing balcony, where you can take in the vibrant energy of city living at its best.