



GRASSROOTS
REALTY GROUP

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15, 609 15 Avenue SW
Calgary, Alberta

MLS # A2268829



\$289,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	417 sq.ft.	Age:	1995 (30 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat, Membrane, Rubber	Condo Fee:	\$ 522
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Excellent value in this rare, 2 LEVELS, END UNIT townhome in the Beltline. The main floor of the home features a bright living room (w/ fireplace), dining room and kitchen (w/ sit-up breakfast bar). The equally impressive lower level showcases a large office, substantial laundry room and primary suite complete with a PRIVATE PATIO area and a huge walk-in closet. The in-floor heating system was recently updated and the carpet and vinyl plank flooring throughout is newer as well. Additionally, this unit has a parking stall in the underground parkade (w/attached storage) and it also has access to street parking, right out the front door! Chateau Falls features a courtyard with a stunning fountain and gated access. The entire building has been incredibly well maintained, with newer cement fibre board siding and rubber membrane roofing as well as windows, doors and hardware. The area features some of the best access to groceries, restaurants and shopping in Calgary and is only a short walk to the downtown core.