



**GRASSROOTS**  
REALTY GROUP

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304, 1033 15 Avenue SW  
Calgary, Alberta

MLS # A2270236



**\$249,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 792
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: None

Welcome to this large move in ready 2 bed 1.5 bath sunny SOUTH facing CORNER UNIT apartment with an AMAZING LOCATION in the heart of the Beltline near renowned 17th Ave, the C-Train, trendy restaurants, parks, gyms, shopping and Calgary's most vibrant nightlife. Units in this building rarely hit the market and this well maintained corner unit has large windows for extra sunlight, a south facing balcony and an inviting layout with a bright kitchen featuring a slide out pantry, soft close cabinets and a glass tile backsplash that flows seamlessly into the dining room and living room space. Down the hall you'll find the spacious primary bedroom with a generous sized closet, a 2-piece ensuite bathroom and adjacent is the large second bedroom and the 4 piece bathroom. Other great features of this property include in-suite laundry, assigned storage locker, parking and bike storage. It's refreshing to see a large two bedroom apartment in the Beltline at this price point with a 10/10 location!