



**GRASSROOTS**  
REALTY GROUP

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**1215 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2270394**



**\$319,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	564 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** N/A

Don't let the square footage fool you, the total square footage including RMS and below grade is 1,165 square feet. Live the inner-city life in this bright 2-storey walk-up at The Terrace. An open main level (with recently renovated hardwood floors and carpet) blends a peninsula kitchen with eating bar, full dining space, and a fireplace-anchored living room - plus easy access to the common courtyard for morning coffee or evening BBQs. The home features updated plumbing throughout (no Poly-B), new toilets, and a central vacuum system. Downstairs, you'll find a peaceful primary retreat with walk-in closet and ensuite, a full-size den with closet, a second full bath, and proper laundry/storage space. Enjoy the convenience of secure underground parking in a pet-friendly building (with board approval). Set in Calgary's vibrant Beltline, you're just steps from 17th Ave SW's restaurants, caf  s, and shops, and a short walk to downtown. This move-in-ready home offers the perfect balance of comfort, style, and location - ideal for professionals, first-time buyers, or downsizers seeking low-maintenance inner-city living.