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## 402, 820 15 Avenue SW Calgary, Alberta

MLS # A2271775



\$345,000

Division:	Beltline		
Туре:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,023 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Water: In Floor Floors: Sewer: Carpet, Laminate, Tile Roof: Condo Fee: \$ 641 **Basement:** LLD: Exterior: Zoning: CC-MH Other Foundation: **Utilities:** 

Features: Elevator, Open Floorplan

Inclusions: None

If you've been waiting for a Beltline condo with great bones and even better potential -here it is! This 2 bed, 2 bath layout is one of those floor plans that just works: open living space, smart bedroom separation, and a surprisingly large balcony you can access from both the living room and the primary bedroom. Morning coffee, evening wine, a little herb garden… you've got options. Yes, it needs some love. But overall this apartment is solid: good sized rooms, in suite laundry, a cozy gas fireplace, in-floor heating and a layout that makes a refresh feel genuinely exciting. If you're someone who can see the vision (or you'd love a project where the payoff feels worth it), you'll appreciate what this place can become. And of course, the location is classic Beltline: walkable, vibrant, and close to everything you want, shops, restaurants, transit, and all the inner city energy Calgary is known for. If you're looking for a place you can personalize, build equity, and turn into something wonderful, this might be the one.