



**GRASSROOTS**  
REALTY GROUP

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402, 820 15 Avenue SW  
Calgary, Alberta

MLS # A2271775



**\$325,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,023 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions:	None
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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&hellip; 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.