



GRASSROOTS
REALTY GROUP

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205, 715 15 Avenue SW
Calgary, Alberta

MLS # A2271871



\$225,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting		

Inclusions: Dishwasher, Electric Range, Hood Fan, Refrigerator, Washer, Dryer

OPEN HOUSE Sat Dec 7th, 1-3pm. Beautifully UPDATED Immaculate, bright & freshly PAINTED 2-bedroom END UNIT offering Stylish URBAN living in this well-managed building. Located in one of Calgary's most walkable communities. The open layout flows easily, offering endless options for your personal style & furnishings. Modern kitchen features GRANITE counters, SS appliances, NEW upper cabinet & the convenience of IN-SUITE LAUNDRY & PANTRY in a separate room off the kitchen. Bedrooms are spacious & filled with natural light. The refreshed 4-piece bathroom features travertine counter & a NEW tub & tile. NEW lighting throughout & bdr CEILING FANS adds to the clean modern feel. Step out onto your QUIET & VERY PRIVATE WEST-facing balcony, perfect for winding down at the end of the day. Located along a picturesque, tree-lined one-way street with a BIKE LANE - yet just 2 blocks from iconic 17th Ave's endless shops, cafés & restaurants & an easy walk to Downtown. With exceptional storage (multiple closets + a separate storage unit), a well-run building, convenient parking stall just steps to the back door & only 1 flight up to your unit, this home offers the perfect blend of STYLE, COMFORT & UNBEATABLE LOCATION.