



**GRASSROOTS**  
REALTY GROUP

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301, 235 15 Avenue SW  
Calgary, Alberta

MLS # A2272575



**\$219,800**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 886 sq.ft.                         | Age:   | 1981 (44 yrs old) |
| Beds:     | 2                                  | Baths: | 1 full / 1 half   |
| Garage:   | Assigned, Off Street, Stall        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                 |            |        |
|-------------|-------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                          | Water:     | -      |
| Floors:     | Laminate                                        | Sewer:     | -      |
| Roof:       | Flat, Tar/Gravel                                | Condo Fee: | \$ 647 |
| Basement:   | -                                               | LLD:       | -      |
| Exterior:   | Brick, Concrete, Mixed, Stucco                  | Zoning:    | CC-MH  |
| Foundation: | -                                               | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan |            |        |

Inclusions: n/a

Imagine living in this Affordable, Bright 2 Bedroom corner condo that features an open floor plan which allows a lot of natural light to stream in. The living and dining areas are open and allow for entertaining and is an inviting place for family and friends. This home also has insuite laundry, one assigned parking and a wrap around balcony to enjoy the fresh air. This home is a short walk to Stampede park, popular 17th Avenue restaurants, downtown shopping and C-Train. This is the ideal first time home or investment. Don't miss this opportunity!!!