



**204, 2611 15A Street SW
Calgary, Alberta**

MLS # A2276178



\$174,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Over 600 Sq Ft of Living Space | Southwest Facing End Unit | Large Private Balcony | In-Unit Laundry | Granite Countertops | Pet Friendly | Assigned Covered Parking. Welcome to this bright and spacious end unit in the heart of Bankview, offering more than 600 square feet of well-designed living space filled with natural light. This southwest facing condo features an open, airy layout that flows effortlessly from the functional kitchen with granite countertops into the comfortable living and dining areas, all leading out to a large private balcony, perfect for relaxing or entertaining. The thoughtfully planned interior includes the added convenience of in-unit laundry, making everyday living easy and efficient. Tile and laminate flooring throughout provide a clean, modern look, while the pet-friendly policy allows small pets up to 20 lbs. This unit also includes an assigned covered parking stall, offering year-round comfort and peace of mind. The monthly condo fee covers heat, water, sewer, professional management, and exterior maintenance, delivering exceptional value and truly worry-free living. Located just minutes from 17th Avenue, downtown, schools, shopping, restaurants, and transit, this inner-city gem is ideal for first-time buyers or savvy investors alike. Don't miss your opportunity to own in one of Calgary's most vibrant communities—book your showing today!