



**GRASSROOTS**  
REALTY GROUP

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502, 1311 15 Avenue SW  
Calgary, Alberta

MLS # A2276783



**\$289,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	955 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	Garage opener		

Welcome to this NEWLY RENOVATED apartment! Every inch of this nearly 1,000 sq. ft. home has been meticulously upgraded from top to bottom with contemporary finishes and thoughtful modern design. This rare 2-bed, 2-bath condo offers OPEN-CONCEPT living with luxury vinyl plank flooring, quartz countertops, and a full suite of BRAND-NEW stainless steel appliances. The spacious master bedroom features a 3-piece ensuite and plenty of room for a king-sized bed, while both bathrooms showcase spa-inspired waterfall showers and modern fixtures. Additional highlights include brand-new stacked in-suite laundry, a large balcony with gorgeous CITY VIEWS, underground heated parking, and a private storage unit. Perfectly situated just off 17th Avenue in the heart of the Beltline—with a 99 WALK SCORE—you'll enjoy unbeatable access to trendy cafés, restaurants, shopping, and public transit. Doral Manor is a well-managed concrete building with a healthy reserve fund and a reputation for quality maintenance. This is a move-in-ready opportunity that seamlessly blends style, comfort, and downtown convenience. Don't miss out on this exceptional home where lifestyle meets value!