



**GRASSROOTS**  
REALTY GROUP

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**301, 523 15 Avenue SW  
Calgary, Alberta**

**MLS # A2277043**



**\$276,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 545
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		
<b>Inclusions:</b>	N/A		

This well-designed 2-bedroom, 1-bath condo offers an ideal layout with excellent privacy, perfectly located just steps from 17th Avenue, restaurants, shopping, and the LRT. Set on the third floor, the unit welcomes you home with warmth and comfort and includes heated underground parking for year-round convenience. The open-concept floor plan seamlessly connects the crisp white kitchen with the inviting living room, creating an ideal space for entertaining. Enjoy the warmer months on the expansive balcony—perfect for casual summer barbecues. Thoughtfully separated bedrooms enhance privacy, while the 4-piece modern bathroom, in-suite laundry, and heated underground parking add everyday comfort and convenience. Move-in ready and low maintenance, this exceptional condo delivers an unbeatable inner-city lifestyle in a truly prime location.