



**GRASSROOTS**  
REALTY GROUP

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**204, 1111 15 Avenue SW  
Calgary, Alberta**

**MLS # A2280082**



**\$270,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 794
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Granite Counters, Kitchen Island		
<b>Inclusions:</b>	none		

FULLY RENOVATED 2 BEDROOM UNIT IN THIS VERY WELL MANAGED CONCRETE BUILDING.LIKE NEWER ELEVATOR,NEWER ROOF,ALARM SYSTEM,NEWER GRANITE COUNTER TOPS,NEWER STAINLESS STEEL APPLIANCES AND AN ALL IN ONE WASHER AND DRYER.THIS UNIT HAS 2 PARKING STALLS THAT FITS 2 CARS IN TANDEM WITH PLUG-INS,LOCATED ON ONE OF THE VERY BEST TREE-LINED STREETS IN CONNAUGHT AND WITHIN BLOCKS OF DINERS,BOUTIQUE SHOPS,RESTAURANTS,PUBS,ENTERTAINMENT VENUES AND DOWNTOWN.UNIT SHOWS VERY WELL AND CLOSE TO ALL THE AMENITIES.VERY EASY TO SHOW.SHOWS LIKE A SHOW-SUITE.A MUST TO SEE.