



GRASSROOTS
REALTY GROUP

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305, 2611 15A Street SW
Calgary, Alberta

MLS # A2283582



\$174,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	617 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Cedar, Wood Frame

Foundation: -

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 658

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: n/a

Rare opportunity to own an affordable condo in the highly desirable inner-city community of Bankview. This well-maintained top-floor unit offers over 600 sq ft of comfortable living space, featuring 1 bedroom, 1 full bathroom, and an assigned parking stall. The bright, open main floor showcases durable laminate flooring throughout. The spacious living room includes sliding doors that lead to an above-ground balcony, perfect for summer barbecues or enjoying morning coffee. The modern kitchen is equipped with white cabinetry and a mix of stainless steel and black appliances. The generously sized primary bedroom provides ample space, while a full 4-piece bathroom completes the unit. Location is unbeatable, walking distance to trendy restaurants, shopping, and transit. Great investment opportunity or for first time home buyers! Book your private viewing today!