



**GRASSROOTS**  
REALTY GROUP

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101, 108 15 Avenue SE  
Calgary, Alberta

MLS # A2285313



**\$220,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	628 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 349
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

**Inclusions:** Garage Remote

Welcome to this beautifully updated, south-facing ground-level condo in the heart of downtown Calgary &mdash; a rare offering with no neighbors on either side, as the only ground-floor unit in the building. Enjoy incredible natural light all day with two south-facing living room windows, a south-facing bedroom window, and a south-facing private balcony. The open-concept layout features stylish LVP flooring, quartz countertops, stainless steel appliances, in-suite laundry, and a cozy double-sided fireplace connecting the living space and bedroom. This well-maintained unit offers modern finishes throughout and a smart layout that maximizes both comfort and functionality &mdash; perfect for professionals, investors, or first-time buyers. Located just steps from BMO Centre and the iconic Calgary Stampede Grounds, you'll love being close to transit, dining, entertainment, and everything downtown has to offer. Well-priced, move-in ready, and in a fantastic central location &mdash; this is urban living at its best.