

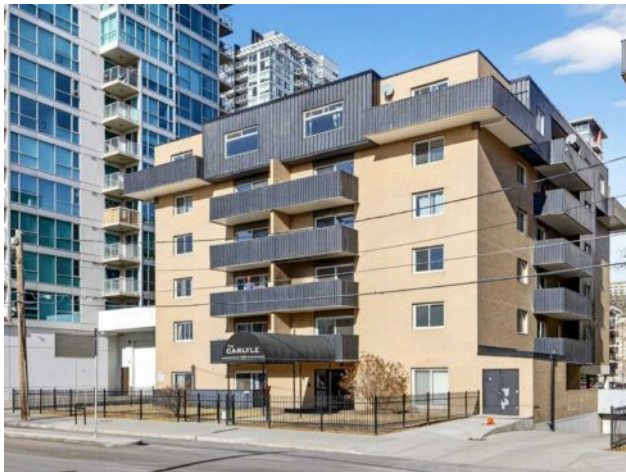


**GRASSROOTS**  
REALTY GROUP

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203, 128 15 Avenue SW  
Calgary, Alberta

MLS # A2286071



**\$265,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 780 sq.ft.                         | Age:   | 1979 (47 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard, Boiler, Natural Gas                                   | Water:     | -      |
| Floors:     | Concrete   | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 573 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Brick, Concrete  | Zoning:    | CC-MH  |
| Foundation: | -  | Utilities: | -      |
| Features:   | Built-in Features, Closet Organizers, Storage, Walk-In Closet(s) |            |        |

Inclusions: Wall A/C Unit

Welcome to this stylish corner unit showcasing a chic modern-industrial aesthetic and an abundance of natural light thanks to desirable south and east exposures. Thoughtfully designed, the open-concept kitchen impresses with stainless steel and coordinating white appliances, refreshed cabinetry, LED rope lighting, butcher block countertops, classic subway tile backsplash, an under-mount double sink, and generous drawer and cabinet storage. The spacious primary bedroom features a full walk-in closet, while the second bedroom—ideal as a home office or guest room—is bright, versatile, and well proportioned. The beautifully finished bathroom offers a contemporary floating vanity with drawer storage, a sleek tub/shower surround, and excellent lighting. A welcoming entry includes a full closet for coats and guests, along with an oversized storage closet that offers potential for in-suite laundry. Step outside to the oversized balcony and enjoy sunshine throughout the day—perfect for morning coffee or evening relaxation. The unbeatable location places you steps from trendy shops, cafés, micro-breweries, pubs, cocktail lounges, and a wide variety of restaurants, along with nearby parks, recreation facilities, river pathways, and vibrant inner-city amenities. Additional highlights include assigned parking, a dedicated storage locker, and a pet-friendly building (puppies up to 40 lbs with board approval). This is an outstanding opportunity to own a stylish, well-located home in the heart of the city.