



**505, 1330 15 Avenue SW
Calgary, Alberta**

MLS # A2288116



\$179,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	1973 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Quartz Counters		

Inclusions: N/A

Welcome to Wellington Estates a well managed concrete building in the heart of Beltline offering exceptional value and unbeatable walkability. Perfect for first-time buyers and investors alike. This spacious open concept 1 bedroom 1 bathroom condo offers 630 sqft located on the 5th floor with desirable east-facing views. The unit enjoys open views and beautiful morning light right from your private balcony. This functional layout features quartz countertops, a breakfast bar, built-in wine fridge, and in-suite laundry. With just a few updates there is an excellent opportunity to add value through light cosmetic improvements (few virtually staged photos). Underground parking included. In this well managed building condo fees INCLUDE ALL UTILITIES even electricity providing predictable and cost-effective ownership in a concrete building. Ready for immediate possession. With an excellent walkability score just Steps from 17th Avenue, restaurants, cafes, shopping and the Sunalta LRT just steps away. An outstanding opportunity to secure a Beltline condo at an attractive price. Book your showing today.