



**501, 1107 15 Avenue SW
Calgary, Alberta**

MLS # A2288801



\$199,888

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Electric Gate, Parkade		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 836
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Low Flow Plumbing Fixtures, Soaking Tub, Storage		

Inclusions: None

Perfectly positioned in a prime Beltline location just steps from the energy of 17th Avenue, this 2 bedroom end unit offers an ideal blend of space, light and urban convenience. An intelligently designed layout creates natural flow between the kitchen, dining and living areas, making everyday living and entertaining feel effortless. Retro-inspired cabinetry brings personality to the well laid out kitchen, while generous counter space supports easy meal prep and hosting. Clear sightlines from the adjacent dining area into both the kitchen and living room encourage uninterrupted conversation and connection. An expansive living room is framed by an entire wall of glass plus an additional side window that only an end unit provides, drawing in natural light and enhancing the sense of openness. Sliding doors extend the living space onto a massive wrap around balcony where urban views set the backdrop for summer barbeques and relaxed evenings outdoors. Two well proportioned bedrooms provide comfortable retreats, while a 4 piece bathroom echoes the same distinctive style found in the kitchen for a cohesive, character-filled feel. Secure gated and covered parking offers peace of mind in the heart of the city and an additional storage unit ensures seasonal items and extras are neatly tucked away. Residents enjoy access to 2 modern elevators and common laundry facilities, with in-suite laundry possible subject to board approval for added flexibility. Boutique shopping, acclaimed restaurants, lively pubs, and everyday amenities along trendy 17th Avenue are all within a short walk, placing the best of inner-city Calgary right outside your door.