



**19, 2400 15 Street SW**  
**Calgary, Alberta**

**MLS # A2288845**



**\$269,999**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 613
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Parkade storage locker and hood fan

FRESHLY UPDATED INNER CITY LIVING & MOVE-IN READY! QUICK POSSESSION AVAILABLE! Welcome to this beautifully refreshed 2 bedroom townhouse in the heart of Bankview offering incredible value for anyone looking to enjoy inner city living just minutes to downtown and steps from the energy of 17th Ave shops restaurants and nightlife This home has been thoughtfully updated with fresh paint new vinyl plank flooring modern lighting and brand new washer dryer and dishwasher giving it a clean updated feel throughout The functional layout offers a spacious living room highlighted by a cozy wood burning fireplace a well appointed kitchen with plenty of storage and prep space and two comfortable bedrooms that work well for a couple roommates or a home office setup The updated bathroom completes the interior keeping everything fresh and move in ready Step outside to your private south facing balcony perfect for enjoying the sun and a bit of quiet outdoor space right in the city The separate entrance adds a level of privacy and independence that is hard to find at this price point while underground parking a storage cabinet and an additional storage locker provide everyday convenience Ideal for a young couple or executive looking to get into one of Calgarys most sought after communities without breaking the bank excellent bang for your inner city buck