



**#105, 820 15 Avenue SW
Calgary, Alberta**

MLS # A2291192



\$314,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,050 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home		

Inclusions: Screen on back door, BBQ and plant pots on patio

Exceptional Downtown Living with Rare Private Yard and Titled Underground Parking! Welcome to this beautifully maintained 2-bedroom, 2-bathroom ground-level condo located in the heart of Calgary's vibrant Beltline district. Offering an ideal blend of comfort, convenience, and lifestyle, this unique unit stands out with one of the most desirable features you'll find in downtown living — a large private west-facing yard and patio, perfect for relaxing, entertaining, or enjoying sunny afternoons outdoors. Step inside to discover a bright, open-concept layout that seamlessly blends the kitchen, dining, and living areas, creating an expansive and inviting space that feels both functional and welcoming. The kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a convenient pantry, making it ideal for everyday living and entertaining alike. Laminate flooring flows throughout the home, enhancing the modern feel while providing durability and easy maintenance. The spacious living room is anchored by a cozy gas fireplace, creating the perfect spot to unwind. The primary bedroom offers a walk-in closet, private access to the yard and patio, and a 4-piece ensuite bathroom. The second bedroom is generously sized and located near the 3-piece main bathroom, making it ideal for guests, roommates, or a home office. Highlights include: In-suite laundry room, titled underground parking, ground-level access for exceptional convenience, large private outdoor space rarely found in downtown condos. Living here places you steps away from everything that makes downtown Calgary living so desirable. Just outside your door you'll find: The popular 17th Avenue SW "Red Mile" with its incredible selection of restaurants, cafés, and nightlife,. Grocery stores including Safeway, Save On Foods, Urban Fare etc! Local

favourites like Analog Coffee, The Ship & Anchor Pub, National on 17th, and Ten Foot Henry. Boutique shopping, fitness studios, and everyday amenities. Easy access to downtown offices, parks, and river pathways. Quick connections to transit and major routes