



**305, 2611 15A Street SW  
Calgary, Alberta**

**MLS # A2293535**



**\$164,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	617 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 658
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** All Furnishings included

Rare opportunity to own an affordable condo in the highly desirable inner-city community of Bankview. This well-maintained top-floor unit offers over 600 sq ft of comfortable living space, featuring 1 bedroom, 1 full bathroom, and an assigned parking stall. The bright, open main floor showcases durable laminate flooring throughout. The spacious living room includes sliding doors that lead to an above-ground balcony, perfect for summer barbecues or enjoying morning coffee. The modern kitchen is equipped with white cabinetry and a mix of stainless steel and black appliances. The generously sized primary bedroom provides ample space, while a full 4-piece bathroom completes the unit. Location is unbeatable, walking distance to trendy restaurants, shopping, and transit. All furnishings are included, making this an excellent opportunity for investors or first-time home buyers. Book your private viewing today!