



**10, 2400 15 Street SW**  
**Calgary, Alberta**

**MLS # A2294943**



**\$279,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Gentle Sloping, Landscaped, Low Maintenance Landscape, No B		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 601
<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>	No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** None

Does the home you're looking for have two bedrooms, a four piece bathroom, a private deck with city views, hardwood floors, a fireplace, and secure underground parking? Did you want something in the heart of the action, but still situated in a quiet and peaceful spot? If so, then check out this townhome in Tiburon Court. This place is perfectly situated in the heart of Bankview, just steps from the shops, pubs, restaurants of 17th Ave and a short jaunt for anyone working in the core. With hardwood throughout, the main floor has a spacious living room, a separate dining space, and a lovely galley kitchen with south facing windows. Upstairs, there are two generously sized bedrooms, a four piece washroom, and in suite laundry. The contemporary layout is amazing and there's a deck for hanging out on in the summer and watching the city lights. Park in the secure parkade and walk to all the area has to offer. Transit is just a block away, as well! Don't miss this one!