



402, 812 15 Avenue SW
Calgary, Alberta

MLS # A2295357



\$209,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	478 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 482
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub		

Inclusions: BBQ on Balcony

TOP-FLOOR CORNER UNIT - IN ONE OF DOWNTOWN'S BEST LOCATIONS - STEPS TO 17TH AVE! Set on one of the most desirable streets in the Beltline area, this location delivers unbeatable walkability. Just steps to 17th Avenue!! You will be surrounded by Calgary's top restaurants, cafes, fitness studios and boutiques - all within a 5-minute walk. Quiet, tree-lined and incredibly central, this building is on a street that offers both energy and calm. Located in a well-maintained small (only 16 units!) CONCRETE building, this TOP FLOOR, corner unit offers added privacy with no neighbours above you. This 4-level walk-up is known for its solid construction and quiet living. Secure FOB access gets you in the building. Inside, you'll find NEW HARDWOOD floors throughout, BIG closet at front entrance. This unit maximizes the space - 484 sq ft - and feels big and open! Functional 1 bedroom, 1 bathroom layout with TONS of natural light. Enjoy cooking in your kitchen with lots of counter space (GRANITE!) PLUS a great sized window above the sink! Open concept. BALCONY. Nice sized bedroom with AWESOME closet space and glass sliding doors. Barn doors, baseboards, lighting, handles and cabinet coloring - truly make this unit feel updated and modern! LAUNDRY IN THE UNIT! Brand new washer/dryer. Soaker tub. PET-FRIENDLY building (with board approval) - no size or breed restrictions - makes this a rare find for pet owners in the inner city!!! Condo fees include heat and water. An ideal opportunity for those seeking inner-city living with exceptional walkability, privacy and long-term value. Don't have a car? You can literally WALK/BIKE everywhere....But this unit comes with assigned parking! Work downtown? Enjoy the benefits of inner-city living - with reduced commute times = come home for lunch or to take the dog

out!! Transit is also close - 2 bus stops are within a two min walk. Perfect for young professionals, first-time buyers or investors! STOP renting - pay your own mortgage instead!!!! NO POST TENSION CABLES!