



**101, 312 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2296229**



**\$179,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 605
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Storage		

**Inclusions:** N/A

Perfectly suited for investors, first-time buyers, or those seeking a flexible inner-city lifestyle, this well-managed building allows short-term rentals, making it an excellent opportunity for income potential or personal use. This bright and beautifully updated 2-bedroom condo is ideally located in Crescent Heights, one of Calgary's most sought-after inner-city neighbourhoods, just minutes from downtown. Inside, you'll find a sun-filled open layout enhanced by large windows, durable vinyl plank flooring, and a comfortable living space designed for both everyday living and entertaining. The modern kitchen features rich espresso cabinetry, a sleek tile backsplash, stainless steel appliances, under-cabinet lighting, and ample counter space. A walk-in pantry with floor-to-ceiling shelving adds exceptional storage, while the adjacent dining area is perfect for casual meals or hosting friends. Both bedrooms are generously sized, including a calming primary retreat with soft neutral tones and a convenient nook ideal for a home office or vanity. The updated 4-piece bathroom showcases a new vanity, fresh flooring, and a stylish tiled tub/shower surround. Additional highlights include in-suite laundry with built-in shelving and a functional countertop, along with an impressively large in-suite storage room that offers versatility rarely found in condo living. Set on a quiet, tree-lined street in a secure, well-maintained building with affordable condo fees, this home is steps from transit, local shops, and cafes, and just moments from the Bow River pathways, Bridgeland, and Calgary's vibrant downtown core. Offering exceptional value, flexibility, and location, this turnkey condo checks all the boxes for today's buyer or investor.