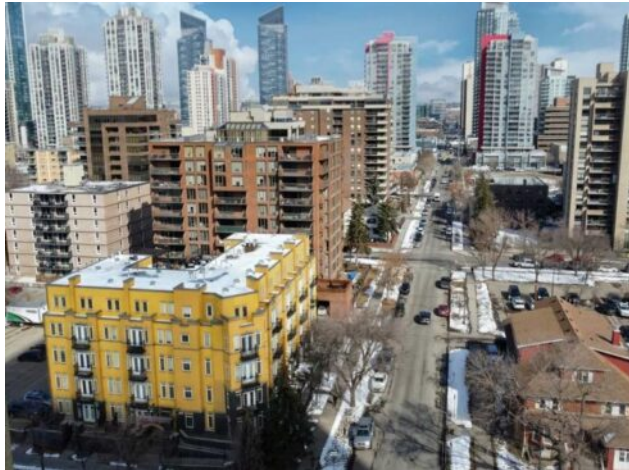




**201, 1000 15 Avenue SW
Calgary, Alberta**

MLS # A2297520



\$249,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 746
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan		

Inclusions: N/A

There is a 1 bed + den (flex room used as a 2nd bedroom) condo in Calgary Beltline with underground parking near both the business of downtown and lifestyle benefits of living withing walking distance to the dining and entertainment offered near 17 Ave. This 762 sq ft RMS unit offers a spacious layout, separate flex room, and walkable location that blends quiet residential living with immediate access to dining, shopping, and nightlife. Welcome to #201, 1000 15 Ave SW, a spacious and functional 1 bedroom, 1 bathroom condo in the heart of Beltline offering 762 sq ft RMS of living space. This well designed unit features an open concept layout with a bright living and dining area, a chef inspired kitchen with breakfast bar, and a large flex room with French doors that can be used as a home office, guest room, or additional living space. The primary bedroom is generously sized and includes a walk in closet, while the full 4 piece bathroom and in suite laundry room add everyday convenience. Step outside to your private balcony or take advantage of the building's rooftop patio for added outdoor enjoyment. Additional highlights include titled, secure, heated underground parking and a well managed building with elevator access. Located across from Grace Presbyterian Church and just steps to 17 Avenue, you will enjoy unmatched walkability to restaurants, cafes, shopping, parks, and transit. Condo fees include heat, water, sewer, insurance, maintenance, and professional management, making ownership simple and predictable. An excellent opportunity for first time buyers, professionals, or investors seeking space, flexibility, and a prime inner city location. Book your private showing today. (Some photos have been enhanced virtually with AI)