



1101, 1330 15 Avenue SW
Calgary, Alberta

MLS # A2298085



\$189,995

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	563 sq.ft.	Age:	1973 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

STOP RENTING AND START WATCHING THE SUNSET. Why settle for a view of the building across the street when you can own the horizon? Perched high on the 11th floor of Wellington Estates, this bright and spacious 1-bedroom unit offers a rare combination of soaring heights, breathtaking vistas, and unbeatable affordability in the heart of the Beltline. **THE VIEW & THE SPACE** The "wow" factor hits the moment you step out onto the balcony. The expansive, west-facing balcony offers a spectacular, unobstructed panoramic view stretching from the Bow River valley across to the heights of Patterson. This is the ultimate "Golden Hour" spot for evening cocktails or your morning coffee. Inside, you'll find a functional 560+ sq. ft. layout featuring a spacious, bright living room, a comfortable primary bedroom, and the ultimate downtown convenience: in-suite laundry. **BUDGET-FRIENDLY OWNERSHIP** This isn't just a condo; it's a smart financial move. The condo fees include ALL utilities—even electricity. In a world of rising costs, this offers you total budget certainty. Forget about scraping ice or searching for a spot; this unit includes a secure, heated underground parking stall in a solid, concrete building. **THE LIFESTYLE** Location is everything. Boasting incredible walkability, you are just steps away from the iconic energy of 17th Avenue and 14th Street. Enjoy Calgary's best restaurants, cafes, boutique shopping, and nightlife right at your doorstep. Commuting is effortless with the Sunalta C-Train station and major transit routes nearby, putting the entire city within reach. **THE OPPORTUNITY** Whether you are a first-time buyer looking to build equity or a savvy investor seeking a high-demand rental in a prime inner-city location, this 11th-floor suite delivers exceptional value that is hard to find in today's market. Spectacular views, unbeatable

location, and a price that makes sense. Book your private showing today and see the view for yourself—this one won't last!