



**405, 523 15 Avenue SW  
Calgary, Alberta**

**MLS # A2299359**



**\$279,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Wake up to sun-filled south-facing sunshine and soak in the natural light that fills this beautifully updated condo. With a stylish mid century modern vibe, this move in ready unit offers the perfect blend of character and comfort right in the heart of the city. Step inside to an inviting main living space that feels both open and welcoming, the ideal spot to unwind or entertain. The kitchen is thoughtfully designed and highly functional, seamlessly overlooking a generous dining area that is perfect for hosting or everyday living. Down the hallway, you will find a rare and practical bonus, a large in-suite storage room, along with convenient in-suite laundry featuring a European washer dryer combo. The bright, refreshed bathroom is centrally located, just steps from two spacious bedrooms, each offering plenty of room to relax and recharge. Step outside to your private south facing balcony, where you can enjoy peaceful moments basking in the sun. Located in a solid concrete building, this home also includes secure, gated covered parking and an additional storage unit, adding everyday convenience to an already exceptional package. All of this in an unbeatable location, just steps to shopping, coffee shops, restaurants, pubs and fitness studios, everything you love about downtown living right at your doorstep. Come experience the view for yourself, this is one you do not want to miss.