



206, 817 15 Avenue SW
Calgary, Alberta

MLS # A2303279



\$309,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Cork, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: NA

*First month Condo Fees paid if you buy before end of May!! This 1 bedroom unit with a den will keep you safe & sound downtown in a prestigious building with concierge services and amenities. This unit offers a spacious entry featuring a double closet for outerwear, cushioning cork flooring with superior thermal & acoustic insulation, and a private DEN to write your next book or relax before heading out into the vibrant city. The full kitchen has a timeless design including a sophisticated glass panel cabinet to highlight heirlooms, storage pantry, undermount lighting as well as recessed electrical outlets. ALL appliances are still like new having been rarely used & as well as washer/dryer. [Owners did not live here fulltime but used the space for stop-overs in Calgary. They appreciated the security in this ideal location just steps away from shopping and within walking distance to sports & Stampede] Inviting living room is open concept & full balcony offers privacy and spans across the entire living room and bedroom with glimpses of the sky north & south. The bedroom is almost 12'x12' with deep double closets & full of natural light. A traditional 4-pce bathroom has plenty of space and this unit also offers multiple storage closets as well as EXTRA separate storage in the heated underground parking garage. You will appreciate the exclusive fitness centre, Central A/C & 3 elevators within the building as well as thoughtfully designed stairwells. Convenient garbage chute is just down the hall and Titled parking is included & pets are welcome with approval. Condo fees include heat & electricity! Pets allowed with Board Approval- up to 2 domestic cats or dogs (which must be under 30 lbs).