



7, 603 15 Avenue SW  
Calgary, Alberta

MLS # A2303551



**\$350,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	497 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Primary Downstairs, Quartz Counters, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	N/A		

\*OPEN HOUSE SATURDAY APRIL 25, 1:00pm-3:00pm\* Welcome to Chateau Falls! This New York inspired FULLY RENOVATED TOWNHOUSE offers almost 1000SF of fully developed living space in one of Calgary most vibrant inner-city locations. It's nestled on a quiet on a tree-lined street but only steps away from Calgary's trendiest and most popular walking street - 17th Ave (The Red Mile). When entering the home, plenty of natural sunlight greets you a benefit you only get in an END UNIT with all the extra windows. Making your way through the light, bright, spacious main living space, you enter the heart of the home. The RENOVATED kitchen is equipped with UPDATED STAINLESS STEEL appliances, tall gloss white cabinetry featuring Phillips Hue multi-tone smart lighting, QUARTZ countertops, tile backsplash and massive kitchen island for that extra counter space and storage we all crave. Downstairs you'll find 2 very spacious bedrooms, generous, ample storage spaces and full bathroom. The WALK-IN closet in the primary bedroom is an absolute must-see as it is HUGE and the 2nd bedroom closet, offers a ton of space as well. The FULL 4-piece bathroom has been COMPLETELY RENOVATED and is stunning. You will have never have to worry about or deal with the inconvenience of small laundry spaces as this home has a full-sized LAUNDRY ROOM with full-sized washer and dryer. There are so many UPSIDES AND FEATURES to this property it is impossible to list them all but here are a few additional "must know" features: IN-FLOOR HEATING in the basement, the ENTIRE FLOORING throughout the unit has all been recently been replaced, "ceilings, corner fireplace with tile surround, ample storage, and HEATED UNDERGROUND PARKING along with storage locker. The Chateau Falls condo corporation is in excellent

shape!! Here are some of the recent updates that were completed: entire envelope of the building, doors, windows and the roof. All poly-b replacement has been scheduled, a great sign the corporation is on top of maintenance. Enjoy the PRIVATE and gated communal Chateau Falls courtyard with its beautiful water feature. This property is perfect for the 1st time home buyer, inner city professionals or investors looking to expand their rental portfolio.