



**305, 1000 15 Avenue SW
Calgary, Alberta**

MLS # A2303592



\$269,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	620 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 606
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Hood Fan, Blinds

Welcome to this immaculate 1-bedroom executive condo, perfectly tucked into a quiet spot in the heart of the Beltline. Fully renovated in 2020, this warm and inviting home offers a thoughtful open-concept layout, upgraded luxury vinyl plank flooring, a beautifully refreshed kitchen, and a stylish updated bathroom. The contemporary kitchen is both elegant and functional, featuring clean-lined extended-height cabinetry, upgraded quartz countertops, a modern backsplash, stainless steel appliances, and excellent workspace. Designed to inspire your inner chef, the kitchen flows seamlessly into the spacious dining area and comfortable living room, creating an easy, welcoming space for everyday living or entertaining. Step outside to your private east-facing balcony, where the surrounding tree canopy adds a sense of privacy and calm through the warmer months. The bedroom feels like a true retreat, offering a generous closet and plenty of space for a king-sized bed with room left over for additional furnishings. In-suite laundry and a dedicated storage room add everyday convenience. The Paradyme is a well-managed building with a fantastic rooftop patio featuring multiple seating areas and a cozy outdoor dining space, perfect for relaxing or entertaining outdoors. Enjoy the very best of inner-city living, just steps from the shops, restaurants, cafes, and nightlife of the 17th Avenue Entertainment District, with easy access to the CORE Shopping Centre, Calgary Transit, Arts Commons, downtown amenities, and Calgary's extensive urban pathway and bikeway network. Warm, stylish, renovated, and move-in ready, this exceptional Beltline condo is in a location that truly delivers.