



1201, 706 15 Avenue SW
Calgary, Alberta

MLS # A2138413



\$284,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	850 sq.ft.	Age:	1964 (60 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: Kitchen Stools, All Bedroom Wardrobe/Storage Cabinets

Fantastic 12th floor, end unit in a classic concrete building with sweeping views of the city scape & Stampede Park Fireworks! Surrounded by Urban vibe and convenience. 17 Ave SW is just 2 blocks south with an abundance of eateries, pubs, and shopping, or head north for green space or into the downtown core for work, entertainment and so much more! Enjoy spacious living in this open concept floor plan. The floor to ceiling windows add to the expansive feeling of space while flooding the home with immense natural light and great views!! Stylish character with the curved overhead pot light bulkheads, smooth surface cabinetry in bold contrast to the granite countertops and eat up bar. 2 generous bedrooms (both with city views). The primary suite easily fits a king size bed and the ensuite is reflective of a luxury hotel. There is a 2nd 3 pc bath with walk in shower, ensuite laundry, covered parking (1 of only 2 stalls in the building with covered parking). Storage lockers separate from the suite. 2 Elevators, a recently updated fitness room, a common patio AND condo fees include Electricity. Welcome Home to the EURO!