



**405, 1000 15 Avenue SW
Calgary, Alberta**

MLS # A2140150



\$375,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	836 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Paved, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 673
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: AC unit, All furniture and items currently in the condo.

PENTHOUSE LOFT with A/C and private ROOFTOP PATIO in the desirable Paradyme building!! Prepare to be wowed from the second you walk into this stunning TOP FLOOR condo that has been completely RENOVATED inside and features gorgeous HARDWOOD floors, a brand NEW kitchen with Quartz countertops, 2 full updated bathrooms and an impressive Loft design with 18 ft ceilings!! WOW!! If you are looking for a unit that is light and bright with a modern, cool design that is not like every other condo in downtown Calgary, this is 100% it. The kitchen features new white cabinetry, quartz countertops, an eating bar, black appliance package, tile backspash and tons of storage. The kitchen flows seamlessly into the dining area which is complemented by an East facing balcony with charming French doors and gorgeous views of the city. The living room is filled with natural light from the two-story ceilings and is complete with a two-sided fireplace. A renovated 3 piece bath with gorgeous TILE floors and a laundry room complete the main floor. Head upstairs to the Loft bedroom which is large enough to fit a KING size bed and is complete with 4 piece bathroom and closet organizers. The door from your bedroom leads to your private rooftop patio which is the perfect getaway after a long day at work or a great space to soak in the West Sun while entertaining all your family and friends. This unit is packed with features you will absolutely LOVE!! A/C, TITLED parking, convenient in-suite laundry, private rooftop patio access, 18' ceilings and lets not forget the views!! Situated mere moments from trendy 17th Avenue where you can enjoy the convenience of stores, dining spots, and the lively downtown hub all at your finger tips! This is the perfect opportunity for urban enthusiasts or investors looking for their next profitable rental. ALL FURNISHINGS & items

are available to be included in the sale which also makes this the perfect TURN KEY rental opportunity you have been looking for!!