



210, 527 15 Avenue SW  
Calgary, Alberta

MLS # A2146599



**\$365,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Multi Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** N/A

BRAND NEW STAINLESS STEEL APPLIANCES | BRAND NEW VINYL PLANK FLOORING | WEST FACING BALCONY | 2 BEDROOMS | UPPER LAUNDRY | DUAL ENTRANCES | HEATED TITLED PARKING | SHARED ENSUITE | Discover urban living at its finest with this elegant 2-storey, 2-bedroom apartment, ideally situated next to the vibrant and trendy 17th Ave SW. This stunning home welcomes you with brand new vinyl plank flooring (Installed June 2024) that spans the spacious open-concept living area, blending style and durability seamlessly. The modern kitchen, equipped with brand new appliances (July 2024), is a chef's delight, offering both functionality and contemporary design. Enjoy beautiful west-facing views and ample natural light from your private balcony, perfect for relaxing after a long day. The upper level features two generously sized bedrooms, ensuring comfort and privacy. The master bedroom with dual closets boasts a shared 4-piece ensuite/main bathroom, providing convenience and luxury, while the upper-level laundry facilities eliminate the hassle of lugging laundry up and down stairs. Additional features include dual entrances for added convenience and a heated, titled parking underground spot, ensuring you never have to worry about parking. With trendy shops, restaurants, cafes, and entertainment just steps from your door, this beautifully updated apartment offers the perfect blend of style, comfort, and convenience. Don't miss the opportunity to make this prime location your new home. Contact us today to schedule a viewing!