



205, 523 15 Avenue SW
Calgary, Alberta

MLS # A2148726



\$279,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	816 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 511
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: N/A

READY TO MOVE? This updated 2-bedroom condo in the highly sought-after Sonesta House is vacant and ready for immediate occupancy! Boasting over 800 square feet of living space, the condo features 2 GOOD SIZED BEDROOMS, a MAIN BATH, and a LARGE LIVING SPACE. Enjoy an updated kitchen with plenty of space, including a MOVABLE ISLAND, and ample storage options with a private storage unit (#12) and a large in-suite storage room. The unit has the potential to have its own laundry facilities with board approval, as other units in the building already have this feature. The SOUTH-FACING BALCONY and you can SEE THE PARKING STALL FROM YOUR PROPERTY. This is a CONCRETE BUILDING with a gated parking stall, providing secure and convenient parking for residents. Condo fees cover everything except electricity. Located in the vibrant Beltline district, you'll be steps away from some of Calgary's best restaurants, cafes, and entertainment options, making it a prime location. Don't miss out on owning this fantastic property perfect for a new home or a smart investment. Schedule your viewing today!