



305, 1323 15 Avenue SW
Calgary, Alberta

MLS # A2149426



\$269,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	882 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 688
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Crown Molding		

Inclusions: electric fireplace, balcony privacy trellis & balcony floor tiles

This picture-perfect 2 bedroom, West Beltline condo is the one you have been waiting for! Priced right and ideal for your inner-city lifestyle or investment, all you need to do is move in. You'll love the jetted tub, the electric fireplace, hardwood flooring & upgraded tile floors in the baths, big patio sliding door to the balcony that offers a privacy trellis and large windows in the bright main living area, decorative electric fireplace, separate dining area with large window, white kitchen with tile backsplash and open to the living/dining area, spacious primary bedroom with large walk-in closet and 2 pc ensuite bath, 4 pc main bath, second bedroom perfect for a room mate, in-suite laundry (so nice!) and there's an extra storage locker. Assigned parking stall included. No dogs allowed in the building. Concrete construction building. The location is a dream, you can walk or bike to all amenities! Close to bus & transit - Sunalta LRT stop is 10 min walk away. Grocery stores, coffee shops, boutiques, restaurants, all the excitement of 17th Ave is right out your door. Now's the time & call to book your viewing today!