



504, 1225 15 Avenue SW  
Calgary, Alberta

MLS # A2149660



**\$250,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	584 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	TBV
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

Welcome to this affordable and cozy 1-bedroom, 1-bathroom end unit apartment located in the vibrant Beltline community, right in the heart of downtown. This unit is perfect for anyone looking to enjoy the convenience of urban living. Features: Open Concept Living Area: Spacious and inviting living space that flows seamlessly into the kitchen and dining area. Modern Kitchen: Equipped with stainless steel appliances, ample cabinet space, and a stylish countertop. Functional Bathroom: Well-designed bathroom with modern fixtures and a clean, bright aesthetic. Private Balcony: Enjoy your morning coffee or evening relaxation on the balcony accessible from both the bedroom and bathroom. End Unit Advantage: Enjoy added privacy and extra natural light from additional windows. Nearby Attractions: Dining & Entertainment: Close to a variety of restaurants, cafes, and nightlife options. Parks & Recreation: Nearby parks and green spaces provide a natural escape within the city. Shopping: Minutes away from shopping centers and boutique stores. Public Transportation: Easy access to public transit for convenient commuting.