



217, 527 15 Avenue SW  
Calgary, Alberta

MLS # A2164605



**\$385,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Charming 2 BED stacked-townhome with DOWNTOWN VIEWS in a secure gated condominium complex, steps from downtown and the popular 17th Avenue and Mission area. With titled UNDERGROUND PARKING stall, and storage locker, this PET FRIENDLY condo is perfect for urbanites looking for something a little different. Newly renovated with QUARTZ COUNTERS in the kitchen and bathroom with brand new sinks and faucets. STAINLESS STEEL APPLIANCES with brand new fridge, stove, and hood fan. Brand new carpet on the upper floor and stairs, and VINYL PLANK in the living/dining area. Freshly painted, new blinds and door hardware finish off the updates. The property features a spacious kitchen, with large pantry closet, an abundance of cabinet and counter space, breakfast bar, and new stainless steel undermount sink with modern chrome pull-out faucet with spray. French doors from the kitchen open onto the balcony with gas-line for BBQ and downtown views. The open plan living/dining area features a GAS FIREPLACE, ceiling fan, and a practical understairs coat/storage closet. On the upper level you will find a spacious master bedroom with double closets and downtown views. The cheater ensuite bathroom, accessed from the master bedroom or the hallway, features a spacious vanity with white porcelain sink and chrome faucet. The 2nd bedroom is a good-sized and has the benefit of private access to the exterior. The second bedroom could easily function as an office, or even a TV room. The laundry closet is conveniently located on the this level, and there is a nook space that could be utilized for storage. Covered walkways around the complex lead to a central indoor elevator lobby taking you to the parkade or main floor courtyard. The central courtyard with water feature and landscaping provides a tranquil oasis, yet stepping through

the grand private entry gate you are just around the corner from vibrant inner-city life. Condo fees include heat, water, gas, insurance, trash/recycling, snow removal, landscaping, and reserve fund. You pay your own electricity. This unit is perfect for anyone looking for a maintenance free lifestyle in very walkable neighbourhood. Come and see why this could be a smart move for you!