



**302, 1524 15 Avenue SW
Calgary, Alberta**

MLS # A2177432



\$259,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	881 sq.ft.	Age:	1969 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 611
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to the Venetian! A peaceful corner of the vibrant downtown Calgary. Discover affordable living in this large two-bedroom condo boasting an inviting south-facing balcony with an abundance of natural light. Renovation was done back a few year ago, newer kitchen, including stainless steel appliances, long kitchen counter, modern cabinets and pantry, High end Vinyl flooring throughout the whole unit. The open concept floor plan allows for a comfortable living and dining area, providing an ideal space for hosting intimate gatherings or casual meals. Huge balcony with glazed glass overlooks the tree-lined streets. Unassigned parking stalls are available at the rear of the building and lots of free on-street parking. The famous Western Canada High School is the designed high school for this area! Enjoy easy access to 17 Avenue, Crowchild Trail, 14th Street, and the West Sunalta LRT station. The neighborhood has high walk scores, a stones throw away from paths, parks, pubs, restaurants and public transportation. You can easily connect to all the cultural, entertainment, and business hubs that downtown Calgary has to offer. This truly is a gem you do not want to miss! Condo allows 2 cats or 2 dogs. Coin-operated laundry room on the lower level and in unit laundry can be installed with board approval.