



**403, 1029 15 Avenue SW
Calgary, Alberta**

MLS # A2185795



\$420,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	676 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: This unit comes fully furnished, as shown in the pictures, with modern and stylish pieces. It is also fully equipped and ready for immediate rental!

ATTENTION INVESTORS! ALL-INCLUSIVE SALE: Furniture, Decor, Linens & Kitchenware Included! Move in with ease or start earning rental income right away! Welcome to The Lucida! A boutique apartment building offering a rare opportunity to own this recently renovated, meticulously furnished, 2-bedroom, 2-bathroom top-floor unit with soaring 15-foot ceilings and a bright open layout. This stunning home features hardwood floors throughout (no carpet!) and tiled bathrooms. The bright and modern white kitchen boasts quartz countertops, a gas stove, stainless steel appliances, a spacious pantry, and a wonderful island perfect for entertaining. The living room includes a cozy fireplace, adding warmth and charm to the space. The master bedroom has large closet and an ensuite with a luxurious soaker tub. The second bedroom offers a large closet conveniently located across the hall. This home also includes full-sized washer and dryer, an 11'x6' south-facing deck, tiled underground parking, storage locker and an A/C rough-in. The living room features electric blinds, adding a touch of modern convenience to this already impressive space. Located steps away from 17 Ave, you're close to downtown, public transportation, restaurants, coffee shops, parks, and more. Don't miss this incredible opportunity, come see it today!