

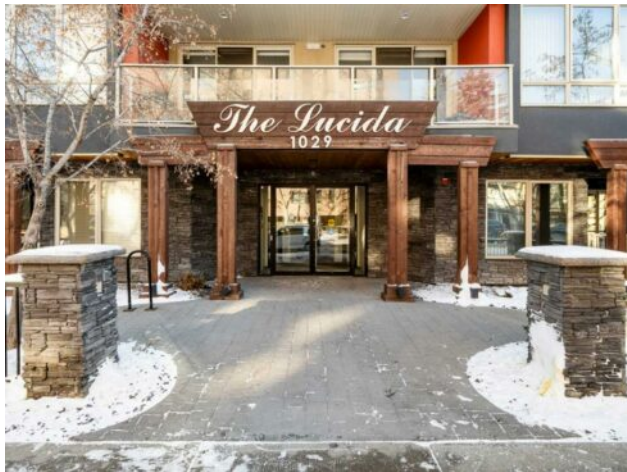


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

302, 1029 15 Avenue SW  
Calgary, Alberta

MLS # A2194517



**\$395,000**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	811 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 742
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

**Inclusions:** 2 TV Wall Mounts, Floating shelf in living room

**\*\*NEW PRICE\*\*** Welcome to Unit 302 at The Lucida, a boutique-style gem in the heart of Calgary's vibrant Beltline—perfectly designed for the dynamic urban professional. This stylish 2-bedroom, 2-bathroom condo offers the ideal blend of sophisticated design, smart layout, and unbeatable location. Step inside and you'll immediately feel the difference. Built in 2015, this 811 sq. ft. open-concept suite is in mint condition, featuring modern European finishes, engineered walnut hardwood flooring, and floor-to-ceiling windows that flood the space with sunlight thanks to its sunny south exposure. Whether you're hosting a dinner party or enjoying a cozy night in, the chef-inspired kitchen has you covered with sleek cabinetry, soft-close drawers, a spacious island for entertaining, high-end stainless steel appliances (yes, including a gas range), and white quartz countertops. A step-in pantry adds both function and finesse. Love to entertain or need space for a roommate? The second bedroom is ideally located across from a full 4-piece bathroom, offering privacy and flexibility—perfect for overnight guests, a roommate, or even a stylish home office. The primary suite is your personal retreat, complete with a walk-through closet and a luxurious 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate walk-in shower. Your dog will love the neighborhood's walkability and green spaces nearby, while you'll appreciate the convenience of in-suite laundry, heated TITLED underground parking, and a secure storage locker. Plus, the building's high-quality soundproofing ensures your peace and privacy. Location is everything—and you'll be just steps from Calgary's best coffee spots, restaurants, and bars, with the downtown core within easy reach.

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