



**302, 1029 15 Avenue SW  
Calgary, Alberta**

**MLS # A2194517**



**\$412,000**

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

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

**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

Welcome to The Lucida! Discover this stunning, mint-condition 2-BEDROOM, 2-BATHROOM condo in a unique boutique-style building. Built in 2015, this 811 sqft open-concept unit features MODERN FINISHES and beautiful walnut-engineered HARDWOOD floors. The dream kitchen is equipped with European cabinetry, soft-close drawers, a spacious central island, a step-in pantry, high-end stainless steel appliances—including a gas range—and elegant white quartz countertops. The floor-to-ceiling windows showcase the unit’s sunny SOUTH EXPOSURE and lead out to a massive FULL-LENGTH DECK accessible from both the living room and the primary suite. The primary bedroom serves as a perfect retreat with a walk-through closet that leads to a lovely 5-PIECE ENSUITE featuring dual sinks, stylish cabinetry, a generous soaker tub, and a separate walk-in shower. The large and versatile SECOND BEDROOM, located across the hall from a handy 4-piece bathroom, is ideal for guests, roommates, or a home office. Convenience is prioritized with IN-SUITE LAUNDRY, heated and TITLED UNDERGROUND PARKING, and a handy STORAGE LOCKER in the parkade. The building boasts top-quality green construction, featuring gip-crete concrete between floors and extra soundproofing between walls. Experience the pinnacle of urban living at 302-1029 15 AV SW, a prime location just a short walk from trendy coffee shops, restaurants, and pubs and near the downtown core - luxury meets convenience in Calgary’s vibrant Beltline.