



**GRASSROOTS**  
REALTY GROUP

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703, 1111 15 Avenue SW  
Calgary, Alberta

MLS # A2198712



**\$229,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 781
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Discover this bright 2-bedroom, 1-bathroom condo, perfectly situated in Calgary's vibrant Beltline neighborhood. Featuring an open-concept floor plan, the kitchen seamlessly overlooks the spacious living area and features stainless steel appliances, a breakfast bar, and sleek cabinetry. The main living areas are enhanced with beautiful laminate flooring, while the bedrooms offer cozy carpeting for added comfort. Enjoy coffee on your south facing balcony. This well-maintained building has recently undergone exterior upgrades, including new windows, doors, and balconies, ensuring long-term value and enhanced curb appeal. An assigned parking stall and a separate storage locker are also included, providing added convenience and extra space. Ideal for young professionals or couples, this condo is just steps away from 17th Ave's trendy restaurants, cafes, and shops, as well as public transit and everyday amenities. Don't miss out on this opportunity to experience downtown living at its best!