

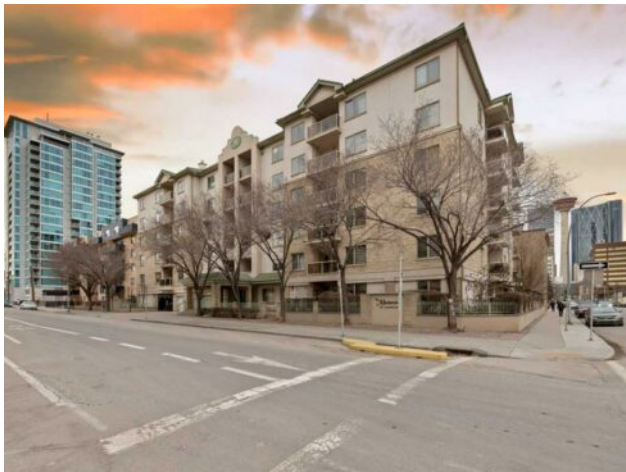


GRASSROOTS
REALTY GROUP

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209, 114 15 Avenue SW
Calgary, Alberta

MLS # A2203999



\$389,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,084 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 611
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: -

Location, Location, Location! This thoughtfully designed south-facing condo in the heart of Calgary's Beltline offers 1,084 sq. ft. of functional living space with 2 bedrooms, 2 full bathrooms, in-suite laundry, underground titled parking, and a large storage room in the parkade. A rare opportunity at this price point in a highly sought-after area. The unit welcomes you with a large entranceway, featuring a double coat closet and an oversized laundry/storage room, perfect for keeping everything organized. The open-concept layout includes a well-appointed kitchen with a breakfast bar, allowing you to cook while entertaining guests. The dining area is generous in size and flows seamlessly into the spacious living room, ensuring a comfortable and airy feel. Step outside onto your private south-facing balcony, where you can enjoy ample sunlight throughout the day, making it a perfect spot to relax, sip your morning coffee, or unwind after a long day. The master bedroom is spacious and features a 4-piece ensuite bathroom, offering a perfect blend of comfort and privacy. The second bedroom is equally well-sized and located near the additional full 3-piece bathroom, making it perfect for guests, roommates, or a home office. The unit includes underground titled parking for year-round comfort, plus a large storage locker in the parkade. This well-managed building is just steps away from the LRT Station, Stampede Grounds, and Victoria Park, offering easy access to downtown, shopping, dining, and entertainment. The condo board maintains the building well ensuring a solid investment for the future. Freshly painted, this home has been updated to offer a clean, modern feel, making it move-in ready for its next owner. A rare find in the building offering a sun-filled south-facing space with a private balcony, a spacious and functional layout with ample storage, and a prime downtown location.

near transit, parks, and entertainment. Ideal for first-time home buyers, professionals, investors, or anyone looking to enjoy the convenience of downtown living. The apartment is vacant and available for quick possession. Don't miss out—schedule a private viewing today and make this Beltline gem yours!