



GRASSROOTS
REALTY GROUP

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730, 1304 15 Avenue SW
Calgary, Alberta

MLS # A2208945



\$249,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,065 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Electric Gate, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 1,107
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage		

Inclusions: none

Welcome to this 7th floor, 2 bedroom, 1.5 bathroom condo in impeccably maintained concrete and brick building, within walking distance to most amenities that Calgary downtown has to offer. Plenty of natural sunlight, open lay-out, this corner unit is a must-view. Enter the suite to find a generous foyer, perfect for Calgary's changing weather wardrobe demands ! Beyond the foyer, discover a large great room with beautiful windows+ private corner balcony. Kitchen is well outfitted with lots of cupboards, a huge pantry room, Maytag refrigerator, stainless dishwasher, + kitchen-aid wall oven. fabulous serve-through to dining bar, perfect for morning coffee, evening appetizers, or work station! separate private dining room with view! Large master bedroom suite is well located, separated with distance to the great room, providing with more privacy. The large master with huge big window + well - appointed closet. the second bedroom is also good size + can be use as an office or den. Large full bath + in suite laundry! Secure single car parking + additional storage. Pet friendly! This well managed property is exceptionally well located, easily walk or bike to downtown, shopping, restaurants, entertainment, park trail from this prime location.