

**606, 114 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2258050**



**\$393,850**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Tar/Gravel	<b>Condo Fee:</b>	\$ 639
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** n/a

First time offered for sale on the market! Freshly updated 1126 sq ft penthouse with amazing skyline views in one of the best pet friendly concrete buildings in the heart of inner city! Welcome to this bright and spacious two bedroom, two bathroom condo with central air, perfectly positioned in Calgary's vibrant Beltline. Step inside this amazing layout and enjoy fresh paint, new luxury vinyl plank floors in the living room, hallways, and both bedrooms, a soothing gas fireplace in the spacious living room, nine foot ceilings, new lighting, and a private foyer with new lighting and a full size front closet. The open floorplan flows seamlessly into a very spacious living area filled with natural light and onto the oversized balcony (the largest in the building compared to east and west units), with a BBQ gas line and composite decking over concrete for comfort, you can enjoy sweeping downtown views both day and night including the iconic Calgary Tower and spectacular sunset reflections perfect for entertaining guests or working in the outdoors on your laptop. The kitchen is designed for both everyday living and entertaining, featuring a raised breakfast bar, excellent cupboard and counter space, stainless steel appliances, and a functional layout with plenty of storage. The huge primary bedroom easily accommodates a king size bed, two large night stands and dresser and includes a walk-in closet with custom California closet organizers and a private ensuite with a soaker tub and generous storage. The secondary bedroom is thoughtfully placed across the unit with its own adjacent full bathroom, making it ideal for a roommate, guests, or a home office, ensuring privacy and comfort for all. Additional conveniences include a large laundry room with front load washer and dryer, central vacuum, tile flooring in the kitchen, dining area, and foyer (no carpet), closed circuit TV feed to

monitor building access, an assigned heated underground parking stall, and a separate storage locker. Fresh, clean, and move-in ready, this condo is waiting for you just to move in and enjoy! Located in one of Calgary's most dynamic neighborhoods, you'll have easy access to the Beltline's top restaurants, bars, coffee shops, parks, recreation, and transit. The MNP Sports Centre, Mission district, Elbow River pathways, LRT, Stampede Park, and downtown are all just steps away. This is urban living at its best and is an excellent buy in a prime location within a well managed building with an elevator and reasonable condo fees that include heat, water, and natural gas. A must see! A great opportunity to own a large affordable condo under \$400k, call today!