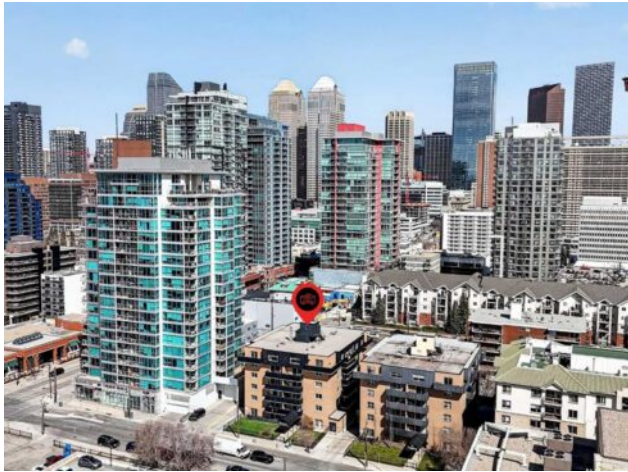


**603, 128 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2307104**



**\$260,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 629
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully updated top-floor residence, ideally positioned in one of the city's most vibrant and walkable neighbourhoods—just steps from the energy of 1st Street SW and 17th Avenue. From boutique cafés and yoga studios to local pubs, restaurants, and everyday conveniences, everything you need is right outside your door—offering a true inner-city lifestyle defined by ease and connection. Inside, the home has been thoughtfully refreshed with a clean, contemporary aesthetic. The kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, ample cabinetry, and a timeless subway tile backsplash—perfect for everyday living or hosting friends. Enjoy the added benefits of top-floor living, including enhanced privacy and natural light, along with assigned covered parking and access to a well-maintained building with clean, convenient laundry facilities. There is also potential to incorporate in-suite laundry, adding even greater comfort and flexibility. Step outside and immerse yourself in the neighbourhood—whether it's unwinding on a sunny patio, exploring the charm of Mission, or catching a game at the Saddledome. With downtown just minutes away, commuting is effortless by foot, bike, or transit. A refined, low-maintenance home offering style, comfort, and an unbeatable urban lifestyle. Don't miss your opportunity to call this exceptional space your own.