

**405, 1330 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2313319**



**\$190,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	625 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** FOBS x2, Curtains

Welcome to Wellington Estates! This apartment offers exceptional value in Calgary's inner city, just steps away from 17th Avenue. Whether you're a first time home buyer or an investor looking to add to your portfolio - this is your opportunity to get into the market! This high rise, concrete building offers two elevators, a pet friendly environment, underground parking and the condo fee includes ALL UTILITIES, INCLUDING ELECTRICITY! This unit is located on the fourth floor, just steps away from the elevator. Upon entering the unit, you will appreciate the open concept that it offers. There's room for a full dining table, and bar stools all situated in a bright, spacious living area. The primary bedroom is spacious and offers a large closet and window. There is stacked IN-UNIT LAUNDRY for added convenience! A full four piece bathroom and a spacious closet complete this space. In the mornings, you will enjoy beautiful sunrises across the city's skyline from your balcony with the EAST EXPOSURE that it offers! Wellington Estates is located in a prime downtown location where you are close to major routes such as 17th Ave, 14th St and Bow Trail for easy commutes. You will also appreciate access to some of Calgary's best restaurants, patios, coffee shops, fitness studios and boutiques located downtown Calgary. Enjoy the best of Beltline living right out your doorstep. Call for your private viewing today!