

**403, 706 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2317050**



**\$272,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 780
<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>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters		

**Inclusions:** All wardrobes

Welcome to stylish inner-city living in the heart of Calgary's vibrant Beltline. This bright and spacious 2-bedroom, 2-bathroom condo offers exceptional value and one of the best opportunities in its price range for this size and location. Located in The Euro, a solid concrete building, residents enjoy updated elevators, a fitness room, and additional storage, while condo fees conveniently include all utilities, even electricity. Inside, the home features brand-new flooring, generous storage, and a thoughtfully designed open-concept layout that feels both inviting and functional. The well-appointed galley kitchen offers a pantry, oversized drawers, ample cabinetry, granite countertops, glossy cabinets, and a premium down-draft Jenn-Air stove, perfect for everyday living and entertaining alike. The spacious living and dining area is filled with natural light from floor-to-ceiling windows and is beautifully complemented by a curved coffered ceiling and charming Juliet balcony. The primary bedroom is a peaceful retreat with room for a king-sized bed and a full wall of wardrobes for excellent storage. Its spa-inspired ensuite features a large soaker tub and vanity area, creating a relaxing space to unwind at the end of the day. The second bedroom is also generously sized with wardrobes, making it ideal for guests, a roommate, or a home office. A stylish second bathroom with a glass and tile shower adds even more comfort and convenience. Perfectly situated between the tranquil beauty of Lougheed House and its gardens and the vibrant energy of 17th Avenue just steps away, this home offers an unbeatable urban lifestyle. Walk to shops, restaurants, cafes, and everyday amenities, or enjoy easy access to nearby bike routes. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in one of Calgary's most

desirable neighbourhoods. Call your favourite Realtor today to book a showing.