

201, 523 15 Avenue SW
Calgary, Alberta

MLS # A2318153



\$200,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	785 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Electric Gate, Gated, Heated Garage, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: All window coverings

Welcome to this beautifully updated 2-bedroom concrete condo in the heart of the Beltline, just steps from 17th Avenue, restaurants, cafes, shopping, nightlife, and the LRT. Set on the 2nd floor, this move-in ready home offers a smart, comfortable layout with good size bedrooms and a spacious living area that opens onto a large private balcony: Perfect for summer evenings or a casual barbecue. -- The kitchen has been tastefully refreshed with deluxe maple cabinetry, granite counters, new appliances, updated plumbing fixtures, and a plumbed fridge connection. New luxury vinyl plank flooring, fresh paint, updated lighting, new blinds, and remote-controlled fan/light combos in both bedrooms give the home a clean, modern feel throughout. The separate dining area easily accommodates a full-sized table, while the practical 4-piece bathroom and in-suite laundry add everyday convenience. -- Currently a secure gated surface parking stall adds peace of mind. Underground parking may be available for owner-occupants, subject to building availability. --. This is a well managed building with reasonable condo fees. The central location puts the best of inner-city Calgary right outside your door. A stylish, low-maintenance condo in one of Calgary's most walkable communities. Ideal for first-time buyers, professionals, or investors looking for strong Beltline appeal.