

340, 1304 15 Avenue SW
Calgary, Alberta

MLS # A2319456



\$249,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,051 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Concrete, Membrane	Condo Fee:	\$ 1,024
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Welcome to Westbow, a well-maintained concrete building ideally located in the heart of Calgary's vibrant Beltline. This beautifully updated corner-unit condo offers over 1,050 sq. ft. of bright and functional living space, featuring 1 bedroom, a spacious den, 1 full bathroom, 1 half bathroom, an assigned parking stall, and separate storage. Designed for both comfort and entertaining, the open-concept floor plan is filled with natural light and showcases expansive windows throughout. The spacious kitchen is the centerpiece of the home, complete with granite countertops, stainless steel appliances, abundant cabinetry, and a large walk-in pantry that provides exceptional storage and organization. The kitchen flows seamlessly into the dining area and generous living room, where patio doors lead to your private balcony. The versatile den, conveniently located off the living room, is perfect for a home office, reading nook, or guest space. Tucked away from the main living areas, the oversized primary bedroom easily accommodates a king-sized bed and offers ample closet space. The impressive 5-piece ensuite features dual sinks, a tiled shower, and in-suite laundry for added convenience. A separate 2-piece powder room and custom-built front entry closet organizer complete the thoughtfully designed layout. This concrete building offers the added convenience of two elevators and only four units per floor, providing a quiet and private living experience. Included with the unit is one assigned outdoor parking stall, visible from the suite, along with a dedicated storage locker. Enjoy an unbeatable urban lifestyle just steps from 17th Avenue's renowned restaurants, cafés, boutiques, and entertainment. With easy access to downtown, river pathways, parks, transit, and all the amenities the Beltline has to offer, this pet-friendly building presents an exceptional opportunity for

professionals, investors, or anyone seeking vibrant inner-city living. A fantastic opportunity in the Beltline—book your private showing today.