

507, 1236 15 Avenue SW
Calgary, Alberta

MLS # A2325143



\$234,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 808
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this stunning 2-bedroom plus den corner unit in the heart of the Beltline. Freshly painted throughout and finished with luxury vinyl plank flooring, this entire home shows like new and offers a bright, modern, move-in-ready feel. The open-concept kitchen features granite countertops, a stylish backsplash, rich cabinetry, stainless steel appliances, and added storage with a convenient wall cupboard. Thoughtful built-ins are found throughout, including closet organizers in both bedrooms, built-in shelving and desk space in the den, and bench seating with storage at the front entrance. Both bedrooms are generously sized, offering more space than many newer inner-city builds. Additional highlights include in-suite laundry, titled underground parking, updated hardware and light fixtures, and condo fees that include all utilities. The private balcony overlooks a quiet laneway with downtown Calgary views, while the intimate complex offers only 60 units and is pet friendly, with Connaught Off-Leash Dog Park close by. This location is hard to beat — just blocks from 17th Ave, restaurants, caf  s, shops, entertainment, Community Natural Foods, and one of the city’s best Co-op locations. With an exceptional Walk Score and a beautifully updated interior, this is Beltline living at its best. Book your private showing today.