

203, 1236 15 Avenue SW
Calgary, Alberta

MLS # A2327603



\$175,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Parquet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: N/A

Affordable living in the heart of Downtown Calgary! Whether you're a first time home buyer looking to break into the market or an investor searching for an incredible opportunity, this charming 600sf ONE BEDROOM CONDO is one of the best priced units in Calgary's vibrant BELTLINE COMMUNITY. Inside, you'll love the bright, open feel thanks to the sun-filled SOUTH FACING EXPOSURE, while the CARPET FREE flooring throughout offers a clean, modern look that's both stylish and easy to maintain. The SPACIOUS PRIMARY BEDROOM easily accommodates a king-sized bed with room to spare, making it a rare find in this price range. Step outside onto your cozy balcony, the perfect spot to enjoy your morning coffee or unwind after a busy day. Complete with TITLED UNDERGROUND PARKING, this home offers exceptional value in one of Calgary's most sought-after neighbourhoods. Located in a PET-FRIENDLY BUILDING (with board approval), it's a fantastic option for pet owners looking to enjoy downtown living. Surrounded by trendy cafés, restaurants, boutique shopping, nightlife, parks, and just minutes from the downtown core, you'll enjoy the ultimate urban lifestyle with everything at your doorstep. Whether you're looking to invest or own your first home, this is the opportunity you don't want to miss! Call your favourite realtor for a private viewing today.