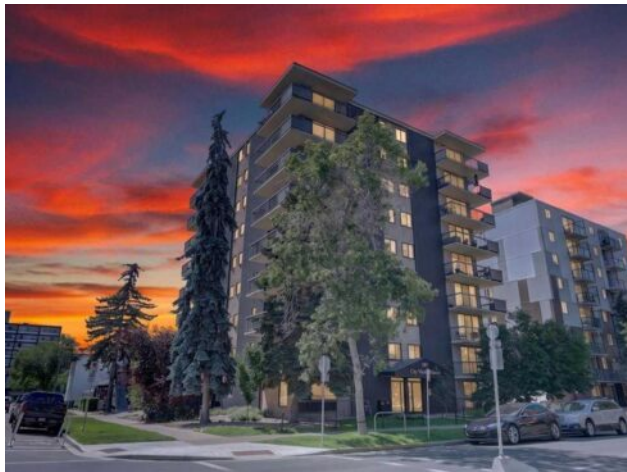


401, 1107 15 Avenue SW
Calgary, Alberta

MLS # A2328564



\$200,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Cork, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 836
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this spacious fourth-floor condo in Calgary's Beltline, offering a functional layout, generous living spaces, and an exceptional inner-city location. Step inside to a welcoming front entry with a large closet, providing plenty of storage for coats and everyday essentials. To the right, the spacious kitchen features ample cabinetry, laminate countertops, and generous workspace for meal preparation. Conveniently located nearby are the full bathroom and in-suite laundry. The kitchen flows seamlessly into the dining area and bright living room, creating an open, comfortable space for everyday living and entertaining. Cork flooring runs throughout the main living areas, adding warmth and durability to the home's practical design. The primary bedroom features a walk-in closet, offering plenty of storage for your wardrobe. A large storage room provides additional space for seasonal items, luggage, and household essentials. The second bedroom includes its own closet and is well suited as a guest room, home office, or children's bedroom. A standout feature is the large wraparound balcony with northeast exposure, extending your living space outdoors with plenty of room to relax or entertain. This home also includes an assigned parking stall and a separate storage locker, adding everyday convenience. Located in the heart of the Beltline, you'll be just steps from cafés, restaurants, shopping, grocery stores, parks, public transit, and the downtown core, making it easy to enjoy everything this vibrant neighbourhood has to offer. Combining a spacious layout, excellent storage, in-suite laundry, and an unbeatable location, this condo is a fantastic opportunity to enjoy comfortable, low-maintenance living in one of Calgary's most sought-after communities.