

302, 1225 15 Avenue SW
Calgary, Alberta

MLS # A2332787



\$199,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	587 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 581
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Investment opportunity or the perfect lock-and-go lifestyle! Life in the Beltline begins with the freedom to walk to Calgary's best restaurants, cafés, boutiques, nightlife and downtown while coming home to a quiet tree-lined street with beautiful skyline views. Currently tenant occupied at \$1,400 per month with a tenant who would like to stay, this property offers flexibility for investors and future homeowners alike, with vacant possession available in November. Sunlight streams through the open-concept layout, highlighting hardwood floors and creating a bright, welcoming atmosphere throughout. Gather with family and friends in the inviting living room where a gas fireplace adds warmth and character before extending your living space onto the private balcony, an ideal setting for morning coffee, summer barbecues or simply taking in the downtown views. Adjacently, the dining area easily accommodates everyday meals and currently functions as a productive home office, adding valuable flexibility to the floor plan. Preparing meals is a pleasure in the stylish kitchen showcasing granite countertops, stainless steel appliances, extensive cabinetry and a centre island with breakfast bar seating for casual conversations. At the end of the day, retreat to the spacious bedroom with plenty of room for full-sized furnishings. Everyday routines feel comfortable in the well-appointed 4-piece bathroom featuring a separate soaker tub for a relaxing end to the day. Added convenience comes from in-suite laundry, an assigned storage locker and an assigned parking stall, allowing you to leave the car behind while exploring this premier entertainment district. Condo fees include electricity, heat and water, simplifying monthly expenses and adding outstanding value. Cycling to the Bow River pathway system, commuting downtown or enjoying everything along vibrant 17th

Avenue and 14th Street is effortless from this exceptionally connected inner-city location.