

307, 1330 15 Avenue SW  
Calgary, Alberta

MLS # A2167353



**\$269,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Enclosed, Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Brick

**Foundation:** -

**Features:** Breakfast Bar, No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 592

**LLD:** -

**Zoning:** CC-COR

**Utilities:** -

**Inclusions:** Laundry room shelving unit, all window coverings and all lighting fixtures.

Welcome to your new urban Oasis in Calgary's Beltline! This spacious two-bedroom, one-bathroom condo offers the perfect blend of convenience and comfort. This home boasts a bright living area, ideal for relaxing or entertaining. The kitchen offers a functional space including, durable countertops and ample storage space. The layout is efficient, making cooking and entertaining a breeze! Step outside to your spacious balcony overlooking the bustling streets of Calgary. This is a great space to sip your morning coffee or enjoy a meal with friends. Located in the sought-after neighborhood of Beltline, you're steps away from trendy boutiques, restaurants, parks, and public transportation. This building is complete with secure, heated underground parking - perfect for those cold Calgary days. Whether you're a young professional or looking to downsize, this condo offers the ideal combination of comfort and functionality in one of the city's most desirable locations.