

705, 1236 15 Avenue SW  
Calgary, Alberta

MLS # A2178260



**\$227,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	620 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 507
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

UNDENIABLY THE MOST BEAUTIFUL PENTHOUSE IN THE BELTLINE priced under \$250,000! With over 600 square feet of living space this stylish and modern one bedroom, one bathroom condo is a place you will love to call home! Renovated to create a bright and open living space that you will love! Entertain in the spacious living room while cooking dinner in your new gorgeous gourmet kitchen with its beautiful maple cabinets. Perhaps take it outside to the balcony to enjoy the stunning views of Calgary's downtown skyline! The spacious bedroom features a walk large closet and even insuite laundry. Located literally steps away from the Good Earth Coffee Shop, the historic Kalamata Grocery Store and the Galaxy Diner, the location could not be better. Laminate hardwood and ceramic tile floors, and a parking stall complete the package! All this in a PET FRIENDLY building! This is the home you have been dreaming of!