

110, 114 15 Avenue SW
Calgary, Alberta

MLS # A2185316



\$419,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,195 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Storage Cupboard in Living Area

Welcome to this nearly 1,200 square foot pet-friendly condo located in a quiet concrete building (no post-tension) on the East-side of the Beltline that offers downtown living at its finest. This expansive and well-kept corner-unit offers 2 bedrooms, 2 full bathrooms, and is conveniently located on the main level of this well-maintained building. A spacious dedicated entryway greets you as you enter the home and updated ceramic tile flooring flows into the bright open-concept main area. The kitchen features updated full-height maple cabinetry, granite countertops, stainless steel appliances, and a breakfast bar for additional seating and overlooks the dining and living area - making this the perfect space for entertaining friends and family. The living area is situated around a cozy gas fireplace that features an updated surround. The large primary bedroom offers ample room for a king-sized bed and additional furnishings, a walk-in closet, and 4-piece ensuite bathroom and the secondary bedroom offers a double closet and easy access to the second 4-piece bathroom. Completing this unit is a large laundry/storage room with newer Samsung machines. Enjoy the warmer months on your private patio that offers a gas hookup for your barbeque and plenty of room for patio furniture. Additional features include central air conditioning to keep you cool during the summertime, low condo fees for the size of the property, a large assigned storage locker located just down the hallway, and a secure titled underground parking stall with no cars on either side. This pet-friendly building has no weight restrictions for dogs and only requires board approval. Ideally situated in the heart of downtown, this property is just steps from the Stampede Grounds, the Saddledome, the amenity-rich 1st Street, and is a short walk to restaurants along 17th Avenue. Access around the city is made easy

with quick access to the Stampede LRT station and McLeod Trail.