

203, 881 15 Avenue SW  
Calgary, Alberta

MLS # A2191641



**\$360,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 731

**Basement:** -

**LLD:** -

**Exterior:** Brick, Stone, Stucco, Wood Frame

**Zoning:** CC-MH

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)

**Inclusions:** Wall Air Conditioner (AS-IS)

2 BEDROOMS | 2 BATHROOMS | 910 SQFT | 14 FT CEILINGS | TITLED PARKING | FRESHLY PAINTED | Welcome to this bright and airy suite offering 14 foot ceilings with crown molding facing a quiet tree lined street. Enjoy the open concept living featuring large windows, a sliding door opening onto a private balcony surrounded by mature trees and gas fireplace for those cozy winter nights. The suite features perfectly situated bedrooms on opposite sides of the living space, each with their own full bathroom. The spacious master bedroom includes plenty of space for relaxing and a 4-piece ensuite washroom and walk-in closet. The kitchen is conveniently located just off the dining room and perfect for entertaining with granite counter tops, a convenient breakfast bar and plenty of cabinets. Enjoy the in-suite laundry, titled underground parking with storage locker in front of the stall and amenities of the building including bicycle storage and visitor parking. You can't beat the location of this building with the +15 attaching to Good Life, shopping and restaurants on 17th Avenue just steps away, groceries just a few blocks away and the downtown core just a 10 minute walk away. Book your showing today!