704, 1311 15 Avenue SW
Calgary, Alberta

MLS # A2199488

$275,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	983 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	2	**Baths:**	1 full / 1 half

Garage:	Alley Access, Assigned, Heated Garage, Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	$ 829
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MH
Foundation:	Poured Concrete	**Utilities:**	-

Features:	Ceiling Fan(s), Elevator, Granite Counters, No Smoking Home

Inclusions:	None

Welcome to this stunning top-floor corner unit offering 983 square feet of bright and spacious living. With city and park views, this two-bedroom, one-and-a-half-bathroom apartment is a rare find. The updated kitchen features beautiful granite countertops and ample cabinet space, making it both stylish and functional. The open layout flows seamlessly into the dining and living areas, where large south facing windows flood the space with natural light. Both bedrooms are generously sized, with the primary bedroom boasting its own private two-piece ensuite. This home also includes A large, covered balcony and secure heated underground parking, providing convenience and peace of mind year-round. Located just steps from trendy 17th Avenue, you’ll have easy access to a vibrant mix of restaurants, cafés, unique shops, and entertainment. Downtown is within walking distance. Don’t miss this incredible opportunity to own a top-floor corner unit in a prime location. Book your private showing today!