

703, 1311 15 Avenue SW  
Calgary, Alberta

MLS # A2200714



**\$275,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 811

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** CC-MH

**Foundation:** -

**Utilities:** -

**Features:** Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** N/A

Welcome to this exceptional 2-bedroom, 1.5-bathroom condo offering nearly 1,000 sq. ft. of living space. This meticulously renovated top-floor unit combines modern style and convenience, situated in the vibrant heart of the Beltline in downtown Calgary. Just steps away from an array of amenities, including restaurants, cafes, shopping, groceries, public transit, and the lively 17th Avenue nightlife, this condo truly offers an ideal location. The open-concept floor plan, paired with a sunny south-facing exposure, fills the space with natural light throughout the day. The updated kitchen features sleek stainless steel appliances, contemporary cabinetry, durable vinyl flooring, and a large breakfast bar that overlooks the expansive living area. The master bedroom includes a convenient 2-piece ensuite, while the second bedroom is perfect for family or guests. The fully renovated main bathroom ensures a modern touch in every corner of the home. A spacious laundry room and additional storage on the balcony provide ample room to keep your belongings close at hand—no need to worry about basement storage units! Doral Manor offers secure underground parking, and the condo fees cover both heat and electricity, adding to the overall value. Enjoy the benefits of living in this pet-friendly, concrete building. This is your chance to own a stunning, move-in-ready condo in one of Calgary's most sought-after neighbourhoods. Don't miss out on this incredible opportunity and call your favourite Realtor for a private showing!