

402, 128 15 Avenue SW  
Calgary, Alberta

MLS # A2223269

**\$295,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 800 sq.ft.                         | Age:   | 1979 (46 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Underground              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                               |            |              |
|-------------|-------------------------------|------------|--------------|
| Heating:    | Hot Water, Natural Gas        | Water:     | -            |
| Floors:     | Ceramic Tile, Laminate        | Sewer:     | -            |
| Roof:       | Tar/Gravel                    | Condo Fee: | \$ 573       |
| Basement:   | None                          | LLD:       | 15-24-1-W5   |
| Exterior:   | Brick, Concrete, Metal Siding | Zoning:    | CC-MH / RM-7 |
| Foundation: | Poured Concrete               | Utilities: | -            |
| Features:   | Walk-In Closet(s)             |            |              |

Inclusions: N/A

Available for quick possession. Welcome to the Carlyle, a well-managed Victoria Park condo in the Beltline. This bright and sunny 2-bedroom 1-bath home is close to everything and provides a great opportunity to own in Calgary. It offers incredible convenience and value in an ideal location, with a nearby transit station and short walk to all sorts of amenities. Downtown, shopping, sports facilities, restaurants, schools, parks and the Stampede grounds are all at your doorstep. Very sunny and bright with a south-facing exposure for great daytime light throughout the unit. The space is open and modern with concrete countertops, fresh paint and commercial-grade laminate floors. The kitchen is very functional, attaching to the dining area, bright open floor plan, and private balcony. The balcony is oversized and super sunny. The primary bedroom is large, easily fits a king-size bed, has a full walk-in closet and in-suite laundry with European Washer/Dryer! The second bedroom/home office is bright and spacious enough for a queen, making this layout perfect for families or guests. The fully complemented bathroom has a new vanity and toilette, lots of storage, and great lighting. There is a large storage closet at the entrance and an additional storage locker at parking level. The secure underground parking with power outlet is perfect for winter and provides peace of mind and convenience, ensuring you always have a secure place to park your vehicle. The building also offers common laundry facilities, ensuring that laundry day is never a hassle. This suite is on the 4th floor of a 6-floor building. This is not a post-tension building, so you can sleep easy with no mortgage restrictions and great resale value! The building is well-managed and pet friendly. Building is in great shape. With an ideal location, it offers incredible value and convenience. Don&rsquo;t

miss the opportunity to own this affordable home and enjoy urban Calgary living at its best!