

301, 1225 15 Avenue SW
Calgary, Alberta

MLS # A2225932

\$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 727
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: None

Why rent, when you can own! Welcome Home to your Perfect rare pet friendly building (with board approval) renovated 2-bed/1-bath 3rd Floor Concrete condo overlooking Thomson Family Park with green space beside for your new active downtown living, and all perfectly located in Calgary's fabulous Beltline. The location is A+++ being in a quiet community that is only walking distance to lively 17th AVE SW, Downtown Core, Bow River, Walking & Biking paths, and Playground. And if you're a foodie you never have to go to far as you're a minutes away from bars like Porch, Trolley 5, Lonely Mouth Bar, National, and restaurants such as Korilla Korean BBQ, Galaxie Diner, Ke Charcoal Grill, The Coup, Comery Block BBQ, and even steps to the famous Made By Marcus Ice Cream store, and all the wonderful coffee shops such as Cafe Beano, Analog, and more! The convenience is unbeatable being able to walk to Urban Fare for your groceries, Canadian Tire, and Best Buy for other things that come up. This gorgeous 3rd floor unit is upgraded with Hardwood Veneer Floors throughout, an open-concept kitchen that combines the living room and features a tile surround gas fireplace that draws your eyes to the large windows for loads of natural light, and showcases the large patio that overlooks the park. The kitchen with stainless steel appliances (Fridge, Stove, Dishwasher) is sure to impress with Granite Countertops, Large Granite Island, 2-good sized bedrooms, washroom with shower/tub & tile to ceiling, and IN-UNIT European combo laundry. Included with the unit is outside parking stall #32, and large separate storage locker #8, and Electricity is included in the condo fee. Seeing is believing, view this home for yourself today!