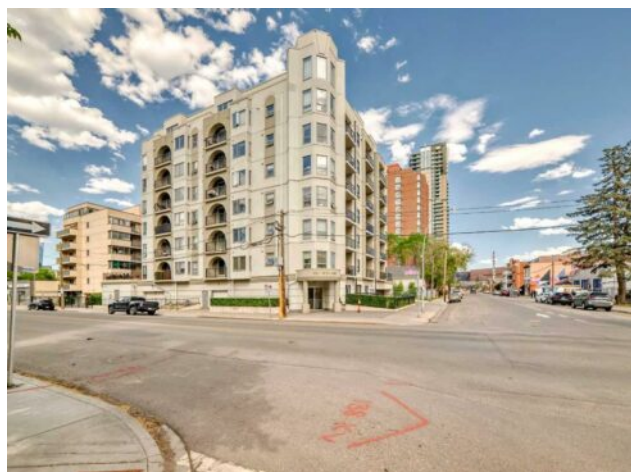


**307, 108 15 Avenue SE
Calgary, Alberta**

MLS # A2223576



\$319,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Solid 'CONCRETE' investment at THE SOLARIUM. This 3rd floor, NW facing, 2 Bedroom 'TURRET' has ONE OF THE BEST CITY VIEWS in the building! It's easy to see why this BRIGHT AND OPEN floor plan (824 ft2) has been a buyer favourite for years! ISLAND KITCHEN with stainless appliances and maple stained flat cabinetry. OPEN Dining Room with sliding glass doors to SUNNY WEST BALCONY (gas outlet for BBQ). Corner GAS FIREPLACE in Family Room. Hardwood flooring in living areas. OFFICIAL WALK SCORE OF 96, BIKE SCORE OF 94! Separate laundry room/storage room with NEWER (2024) stacked W/D. RECENTLY PAINTED. TITLED, SECURE, HEATED UNDERGROUND PARKING (Painted Stall #79). Reasonable condo fee, several visitor parking stalls and excellent reserve fund. Walking distance to Stampede LRT station, Downtown core, the NEW BMO convention Centre, the proposed Hockey Arena. 10 minute walk to Mission district, MNP fitness Centre and Elbow River pathways. DON'T FORGET TO VISIT OUR 3D TOUR AND FLOORPLAN!