

**801, 1140 15 Avenue SW**  
**Calgary, Alberta****MLS # A2226135****\$339,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Insulated, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this well-kept, renovated CORNER unit in the heart of Calgary's vibrant Beltline! This 1-bedroom + DEN, 1.5-bathroom condo offers the ultimate in urban living, complete with 2 PARKING STALLS (one heated underground and one outdoor) and a private indoor storage unit—a rare find in downtown living! From the moment you step inside, you'll be captivated by the bright, open layout and expansive park and city views through large windows that flood the space with natural light. The stylish laminate and ceramic tile flooring adds a modern touch, while the upgraded light fixtures enhance the warm and inviting ambiance. The modern kitchen features a sleek pass-through hatch/breakfast bar, newer appliances, and plenty of storage—perfect for entertaining or enjoying quiet mornings. The kitchen flows seamlessly into the dining area, which leads to your private south-facing balcony where you can sip your morning coffee while soaking in the scenic park and city views. The cozy living room is anchored by a beautiful wood-burning fireplace—a rare and luxurious feature that will keep you warm on chilly winter nights. Adjacent to the living room, the den/flex space offers endless possibilities—a bright and airy spot ideal for a home office, reading nook, or extended living area. The spacious primary bedroom easily accommodates a king-sized bed and includes a walk-in closet and a beautifully renovated 2-piece ensuite for added convenience. The main 4-piece bathroom features a large vanity and ample space for storage. This well-managed, pet-friendly building offers fantastic amenities, including bike storage and a cedar sauna—perfect for unwinding after a busy day. With a heated underground parking stall and an additional outdoor parking space, you'll enjoy unmatched

convenience in the heart of the city. Located just steps from Connaught Park, Good Earth Caf&eacute;, a supermarket, restaurants, and the lively energy of 17th Avenue, this condo offers the best of Calgary&rsquo;s urban lifestyle. This is more than a home&mdash;it&rsquo;s a lifestyle. Don&rsquo;t miss your chance to own this exceptional property&mdash;schedule your private showing today!