

**407, 1330 15 Avenue SW  
Calgary, Alberta**

**MLS # A2239097**



**\$324,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 861 sq.ft.                         | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                 |                   |        |
|--------------------|-----------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel      | <b>Condo Fee:</b> | \$ 593 |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete | <b>Zoning:</b>    | CC-COR |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island  |                   |        |

**Inclusions:** None

**BEST RENOVATED CONDO IN BUILDING | NEW BACKSPLASH | POT LIGHTS | 2 BEDROOM PLANK FLOORING| CORNER UNIT| UNDERGROUND PARKING|** Experience the pinnacle of urban sophistication in this expansive, fully renovated 860.88 sq. ft. corner residence at Wellington Estates, nestled in the dynamic heart of Calgary's coveted Beltline district. This impeccably designed 2-bedroom, 1-bathroom suite seamlessly blends contemporary elegance with everyday functionality, offering an open-concept layout bathed in natural light from its expansive windows and premier corner positioning. Designed for modern living, the residence features a thoughtfully appointed kitchen, a spacious and inviting living area, and ample storage to accommodate your lifestyle. Situated in one of Calgary's most sought-after neighborhoods, this home places you mere steps from an array of chic cafés, acclaimed restaurants, boutique shopping, and the bustling downtown core. An exceptional opportunity for professionals, couples, or astute investors seeking a refined yet convenient urban retreat.