

**402, 1534 15 Avenue SW  
Calgary, Alberta**

**MLS # A2253325**



**\$250,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Stone Counters		

**Inclusions:** None

Welcome to this beautifully updated 2-bedroom, 1-bath top-floor corner unit offering 855 sq. ft. of stylish living space in the heart of Sunalta. Perfectly located just minutes from the shops, restaurants, and nightlife of 17th Ave SW, this condo combines modern finishes with an unbeatable inner-city address. The home features a bright, open layout with a fully updated kitchen complete with stainless steel appliances, stone countertops, abundant lighting, and a convenient breakfast bar. The spacious living room is highlighted by hardwood floors and a wall of windows, creating an inviting atmosphere filled with natural light. From here, French doors open onto your private balcony. Two generously sized bedrooms, a modern 4-piece bathroom, and the convenience of in-suite laundry round out this move-in-ready unit. Whether you're a first-time buyer, downsizer, or investor, this Sunalta condo offers the perfect blend of comfort, style, and location.