

**1110, 1304 15 Avenue SW
Calgary, Alberta****MLS # A2254903****\$249,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,062 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,019
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island		

Inclusions: None

Westbow Condo in the Heart of the Beltline & Prime Location & Stunning Views! Welcome to Westbow, a beautifully maintained condo located in the vibrant Beltline District—one of Calgary’s most sought-after neighborhoods. With its prime downtown location, you're just a short walk away from trendy shops, parks, and the lively Red Mile. Enjoy easy access to bike paths and dedicated bicycle lanes, all while being insulated from the hustle and bustle, yet close enough to dive into the entertainment of the SW. This bright and spacious 2-bedroom unit is in impeccable condition and offers a perfect blend of comfort and functionality. Laminate vinyl flooring flows seamlessly throughout, adding a sleek and low-maintenance touch to every room. The large living and dining areas are perfect for relaxing or entertaining, with windows framing breathtaking panoramic views of downtown and the Beltline. The open-concept kitchen features easy-care countertops, plenty of cabinet space, and an integrated eating bar that opens up to the living room—ideal for casual meals or chatting with guests while you cook. A generously sized dining area is bathed in natural sunlight, making it a welcoming space for dinner parties or family meals. The unit's layout is both functional and stylish. French doors open into the second bedroom, offering flexibility for use as an office, guest room, or cozy retreat. The primary bedroom is a peaceful sanctuary with a walk-in closet and ensuite bathroom. You'll love the additional north-facing window that provides sweeping views of the Bow Valley. The ensuite also houses convenient in-suite laundry, keeping your home organized and efficient. Recent building upgrades include brand-new windows throughout, enhancing energy efficiency and modernizing the building’s appearance. Underground parking stall#37, secured

parking adds a layer of convenience and security, with additional measures in place around the building's entrances and outdoor parking area. Whether you're enjoying your morning coffee on the balcony with stunning city views, or relaxing inside your quiet, well-kept home, this condo offers the ideal lifestyle. Don't miss your chance to see this beautiful, turnkey unit in one of Calgary's most desirable areas. Schedule your viewing today!