

**205, 120 15 Avenue SW
Calgary, Alberta**

MLS # A2266890



\$249,700

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	779 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Gated, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: Window A/C unit in guest bedroom

Welcome to The Ashbury, perfectly situated just steps from 17th Avenue, and 1st Street SW. At the end of the street, you'll find beautiful views of the iconic Calgary Tower. This spacious 2-bedroom, 1-bathroom condo offers 778 sq. ft. of freshly painted living space, a private balcony, newer appliances, and one of the rare gated outdoor parking stalls in the building. In the heart of Calgary's vibrant Beltline, you'll enjoy unbeatable walkability to shopping, dining, caf  s, entertainment, and the downtown core. Inside, the layout is thoughtfully designed, with the kitchen, dining, and living areas flowing together to create an open, comfortable main space. The two bedrooms and full bathroom are set down the hall, offering privacy for roommates, guests, or the perfect work-from-home setup. The unit feels spacious and welcoming, with plenty of room to relax, work, or entertain. While there's no in-suite laundry, the shared laundry room is conveniently located right next to the elevator on this floor, making daily routines easy and efficient. An ideal home for a young professional working downtown or anyone wanting to be steps from the best of inner-city living. Book your private showing today.