

**304, 1033 15 Avenue SW
Calgary, Alberta**

MLS # A2270236

\$249,900



Heating: Baseboard, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: -

Condo Fee: \$ 792

Basement: -

LLD: -

Exterior: Brick, Concrete

Zoning: CC-MH

Foundation: -

Utilities: -

Features: No Smoking Home, Storage

Inclusions: None

Welcome to this large move in ready 2 bed 1.5 bath sunny SOUTH facing CORNER UNIT apartment with an AMAZING LOCATION in the heart of the Beltline near renowned 17th Ave, the C-Train, trendy restaurants, parks, gyms, shopping and Calgary's most vibrant nightlife. Units in this building rarely hit the market and this well maintained corner unit has large windows for extra sunlight, a south facing balcony and an inviting layout with a bright kitchen featuring a slide out pantry, soft close cabinets and a glass tile backsplash that flows seamlessly into the dining room and living room space. Down the hall you'll find the spacious primary bedroom with a generous sized closet, a 2-piece ensuite bathroom and adjacent is the large second bedroom and the 4 piece bathroom. Other great features of this property include in-suite laundry, assigned storage locker, parking and bike storage. It's refreshing to see a large two bedroom apartment in the Beltline at this price point with a 10/10 location!