

**603, 330 15 Avenue SW
Calgary, Alberta**

MLS # A2281690



\$269,900

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 970 sq.ft. **Age:** 1978 (48 yrs old)

Beds: 2 **Baths:** 1 full / 1 half

Garage: Stall, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 859

Basement: -

LLD: -

Exterior: Concrete

Zoning: CC-MH

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: NONE

Welcome to this beautifully renovated, bright and spacious 970 sq ft two-bedroom corner unit in a well-managed concrete building, offering a sunny south-facing city view. Recent upgrades include new luxury vinyl plank flooring throughout, fresh paint, new appliances, and a new quartz countertop. The thoughtfully designed layout features a generous primary bedroom with a walk-in closet and private 2-piece ensuite, plus a second bedroom with a double closet. Enjoy the convenience of in-suite laundry with a brand-new washer and dryer. Ideally located in the heart of downtown, just steps from the restaurants, cafés, and shopping along 4 Street and 17 Avenue, with easy access to downtown and the LRT. Building amenities include an exercise room with sauna and a party room. Situated within the catchment area of Western Canada High School, this move-in-ready unit offers both lifestyle and long-term value. Book your showing today!