

603, 330 15 Avenue SW
Calgary, Alberta

MLS # A2281690



\$269,900

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|-----------|------------------------------------|--------|-------------------|
| 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: | - | | |

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|-------------|--|------------|--------|
| 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!