

**604, 1111 15 Avenue SW
Calgary, Alberta**

MLS # A2281809



\$199,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: NA

An affordable entry into downtown living. This move-in ready one-bedroom is ideally located in Calgary's Beltline within the quiet, concrete, pet-friendly Shy Lui. The building has benefited from recent exterior upgrades including new balconies, windows, patio doors, and refreshed exterior finishes. The well-designed layout makes excellent use of space, offering a bright living area, a functional galley kitchen (newer fridge and stove) with dining space, and a spacious bedroom that easily fits a king-sized bed. A south-facing living room opens to a private balcony, adding natural light and everyday functionality. The unit includes in-suite storage, a separate storage locker (#4), and an assigned outdoor parking stall (#24). Set on a tree-lined street close to parks, green space, grocery stores, and just blocks from the shops, cafés, and restaurants of 17th Avenue SW. Walkable to downtown and daily amenities, this is a smart, attainable opportunity for first-time buyers looking to enter the market in a prime inner-city location.