

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

MLS # A2281809

\$199,900



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.