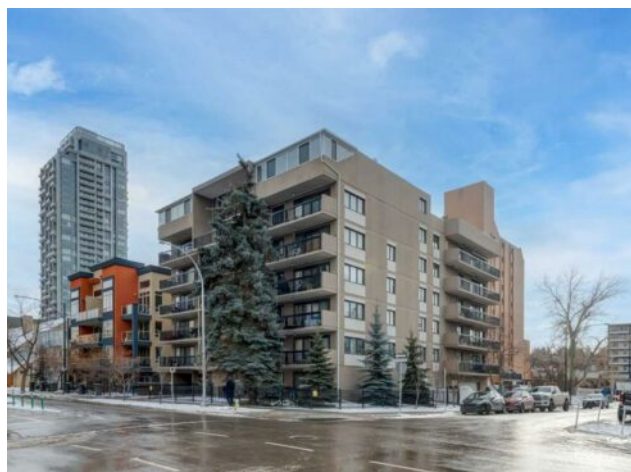


**305, 1033 15 Avenue SW
Calgary, Alberta****MLS # A2282510****\$199,999**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	676 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 573
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to Wild Rose Manor, perfectly positioned in the heart of Calgary's lively Beltline. This concrete construction one-bedroom, one-bathroom condo offers a smart layout, comfortable living space, and an unbeatable inner-city location. The open-concept living and dining area is filled with natural light from large windows, creating a bright and welcoming atmosphere. The living room provides a cozy place to unwind, while the dining space sits conveniently off the kitchen, making it ideal for both everyday meals and entertaining. The kitchen is designed for efficiency, featuring generous counter space and a functional layout. The spacious bedroom offers a peaceful retreat, located next to a well-maintained four-piece bathroom. One of the standout features of this home is the south-facing balcony, which runs the full length of the unit looking onto mature trees and great views—perfect for enjoying sunny mornings, evening sunsets, or simply relaxing outdoors. Generous four piece bathroom has been updated with a deep soaker tub and updated shower head. Additional conveniences include an assigned parking stall, in unit storage as well as a large separate storage locker and coin-operated laundry located just steps from the unit only shared with a few units. Exceptional privacy with no direct sightlines from neighbouring units. The pet-friendly building allows both dogs and cats with board approval. Condo fees include heat, water, and sewer, providing excellent value. Located just two blocks from 17th Avenue, you'll enjoy easy access to cafes, restaurants, shops, and nightlife. The Saddledome, MNP Community & Sport Centre, downtown core, transit, and major roadways are all minutes away, making this an ideal home for professionals or anyone seeking a walkable urban lifestyle. Book your showing today!