

26, 605 15 Avenue SW
Calgary, Alberta

MLS # A2207903



\$324,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Private, See Remarks		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 522
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Skylight(s), Storage		

Inclusions: Air conditioner, 2 garage door fobs, all window coverings, TV mount and TV in bedroom

Welcome to Chateau Falls—a gated townhouse complex perfectly situated in the heart of the Beltline, just steps from the shops and restaurants of 17th Avenue and walking distance to downtown. This bright and spacious top-floor corner unit offers a bungalow-style layout with vaulted ceilings and in-floor heating throughout. The white kitchen features stainless steel appliances, a breakfast bar, and flows into the dining area and living room complete with a gas fireplace. The south-facing primary bedroom includes a generous closet, its own balcony, and a cheater door to bathroom with skylight. A second bedroom with private balcony overlooking the courtyard fountain and convenient in-suite laundry complete the well-designed floor plan. Additional features include a new AC unit and heat pump in the primary bedroom, a newer 75-gallon hot water tank, and updated trim and plugs throughout. The unit also comes with an underground parking stall and storage locker and there is a bike storage area in the parkade. This pet friendly complex allows 2 pets per unit with board approval. Chateau Falls has a prime location close to the amenities of 17th Avenue and 4th Street—don't miss out!