

303, 1236 15 Avenue SW  
Calgary, Alberta

MLS # A2161276



**\$215,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	605 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** None

Welcome to this updated SOUTH facing (NO POST TENSION ) condo located in the heart of the vibrant Beltline! This stylish 1-bedroom condo offers a perfect balance of modern design and everyday comfort. Entering into the spacious living area, where natural light floods in, showcasing beautiful hardwood floors that add warmth and elegance. The upgraded kitchen is equipped with stunning quartz countertops and subway tiles, making meal prep a breeze for any culinary enthusiast. Retreat to the large primary bedroom, a peaceful haven with enough room to comfortably accommodate a king-size bed and additional furniture. The open, airy layout ensures you'll have all the space you need to relax and recharge. Just off the living area, step out onto your private south-facing balcony, where you can bask in the sunshine or unwind while taking in the beautiful tree lined street. Living in Beltline means having some of the city's best amenities at your doorstep. You'll be steps away from 17th Ave, where an array of trendy cafes, diverse restaurants, and lively nightlife await. Savor gourmet experiences at Una Pizza + Wine and Model Milk, or enjoy the casual, fun atmospheres of Trolley 5 and Blanco Cantina. Whether you're grabbing coffee, indulging in a meal, or meeting friends for a night out, everything is within easy reach. Don't miss the chance to call this exceptional condo home or a perfect investment and immerse yourself in one of the city's most sought-after neighborhoods! Condo fees cover electricity, heat, and water. Book a showing today and experience the best of Beltline living&nbsp;for&nbsp;yourself.