

1, 601 15 Avenue SW  
Calgary, Alberta

MLS # A2167248



**\$325,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	428 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Primary Downstairs, See Remarks		

**Inclusions:** window coverings

LOCATION!!! AMAZING INVESTMENT as a revenue property or live in. Spacious unit (2 levels), total 900 sq ft. Bright corner unit STEPS FROM 17 Ave and the RED MILE!!, Windows on TWO sides and hardwood throughout the main living room and kitchen area. Corner gas fireplace, large dining area and well planned kitchen. Lower level has two large bedrooms. Master has a private patio and MASSIVE walk-in closet. Downstairs laundry room and furnace/storage room. AMAZING LOCATION one block behind Calgary's hottest bars and restaurants. One UNDERGROUND HEATED assigned parking spot and storage locker. A GREAT investment opportunity!