

605, 1330 15 Avenue SW  
Calgary, Alberta

MLS # A2174484



**\$268,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	632 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** Shower curtain and rod, bathroom shelving unit, 2 round mirrors

PROFESSIONAL RENOVATIONS JUST COMPLETED! QUALITY FINISHINGS AND DESIGNER STYLE await you! ELECTRICITY INCLUDED IN THE LOW CONDO FEES. Be the first to live here. Ready and waiting for a new owner!. This beautiful spacious 1 bedroom condo boasts 632 square feet and features a LARGE open living area, a large bedroom and a designer 4 piece bath. INSUITE LAUNDRY TOO with a new washer/dryer combo. Additional common laundry on site if needed. This home has 1 assigned parking spot in the underground heated and secure parkade. The large balcony is spacious for entertaining and relaxing. This home features a designer kitchen that will thrill the chef in the family. Upgraded NEW stainless steel appliances including a air fryer range and new 1/4" quartz countertops. All appliances come with warranties. Beautiful luxury vinyl plank waterproof flooring and gorgeous wallpapered feature walls with built-in floating shelves and floating cabinets take this home to another level. New designer LED lighting throughout. New black out cellular blinds included. PETS WELCOME! 1 dog or 1 cat (max weight 35 lbs). Well maintained building with a large common area foyer and 2 elevators. Leave your car at home! Walk everywhere! A must see property! Book your appointment today!!