

**301, 1311 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2179977**



**\$274,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, Covered, Electric Gate, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 789
<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>	Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** n/a

Welcome to this beautifully renovated condo, offering nearly 975 sq.ft. of stylish living space! This quiet, east-facing unit is perfectly situated in the vibrant Beltline, just steps away from all the amenities you could want &ndash; from trendy restaurants and cafes to shopping, groceries, and the lively nightlife of 17th Ave. Inside, you'll be greeted by a bright and airy open floor plan with fresh paint, and abundant natural light, thanks to the large east and south facing windows. The spacious layout includes an updated and modern open kitchen with sleek stainless steel appliances, modern cabinetry, and a large breakfast bar &ndash; perfect for entertaining. The kitchen overlooks the generous living area, creating a seamless flow throughout the space. The primary bedroom is a peaceful retreat with its own 2-piece ensuite, while the second bedroom offers plenty of space for family, guests, or a home office. The 4 piece bathroom ensures you have everything you need, and with a large laundry room with storage and additional storage locker, you won't run out of space for your belongings. This pet-friendly condo (upon approval of the condo board) comes with secure parking for added convenience, and the condo fees cover both heat making it easy to manage your living expenses. Doral Manor is a well-maintained, secure building, with new elevator, providing the ultimate in comfort and convenience. Don't miss your chance to own this gorgeous, move-in-ready condo in one of Calgary's most sought-after neighbourhoods. Schedule your viewing today!