

403, 1108 15 Street SW  
Calgary, Alberta

MLS # A2183754



**\$340,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 768
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this bright and sunny, well-maintained top floor (4th floor) unit with unobstructed downtown city views. This 2 bed/ 2 bath unit provides an open concept living and a split bedroom floor plan. The unit features radiant in-floor heating, oak hardwood floors, fireplace, pre-wired surround sound, and a pre-wired security system. The kitchen offers SS appliances, a raised eating bar, and leads to a balcony that looks towards the downtown core. The master bedroom features a walk-in closet and a 4 piece ensuite. Condo has all new window in the master bedroom. A Titled Underground Parking and separate storage are included too. Located in the popular community of Sunalta, walking distance to the Sunalta C-Train Station, bus stations, shopping, restaurants, and Calgary's popular 17th Ave. Easy access to Crowchild Trail.