

1102, 706 15 Avenue SW
Calgary, Alberta

MLS # A2183772



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	766 sq.ft.	Age:	1964 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan		

Inclusions: closet organizers in the bedrooms

What a location! This contemporary 2 bedroom end unit condo located in the heart of the Beltline is ready to make your dreams of the ultimate urban lifestyle a reality. Located on the 11th floor of Euro Condominium this renovated unit has spectacular West facing views by day and just wait until you see them at night. The open plan of this home is well suited for everyday living or entertaining alike. Floor to ceiling windows flood the space with natural light and a Juliet style balcony allows you to bring the outdoors in. The sleek modern kitchen is well equipped with gleaming European style cabinetry, a JennAir cooktop and range, granite counters and a breakfast bar between the kitchen & living area. The rest of the space is spacious and open with modern fixtures, a unique curved ceiling and gleaming tiled floors. The simple & modern aesthetic allows your stunning city views to be the star of the show. Down the hall you'll find 2 nice sized bedrooms each with city views and frosted glass closets & cabinetry. A full bath plus in-suite laundry round out this terrific home. There's so much to love about this well maintained building including a well equipped gym, a spacious communal patio with BBQ area, a bright and clean lobby with mail & parcel delivery, 2 elevators, assigned outdoor parking with plug in and an assigned storage locker. All of this comes with condo fees of only \$639 a month which includes most utilities including electricity, water and heat. Of course the best feature of this home may be the location. You are literally steps from trendy 17th avenue where you'll find some of Calgary's best restaurants, bars, boutiques, Stampede Park and more. And best of all you can visit these sought after spots without having to fight for a parking spot! With easy access to the Bow River pathways you can balance all of this urban living and

breathe in the fresh, clean air along the lush tree-lined river bank or visit one of several parks and green spaces sprinkled throughout this popular community. Don't miss your chance to visit this awesome home before it is gone.