

503, 330 15 Avenue SW  
Calgary, Alberta

MLS # A2183971



**\$349,900**

<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>	1979 (45 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 716
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** N/A

You need to see this beautifully renovated 2 bedroom, 2 full bath (rare in this price point) unit! With underground parking, south facing balcony, close to 1000 sqft of living space, a huge separate storage locker, solid and quiet concrete construction, a great location just blocks to all the shoppes, pubs and restaurants of 17th Ave, and priced below \$350k&hellip;there is so much value here! Over \$60,000 spent to renovate and remodel, this property still shows like new throughout and will supply a real WOW factor when you entertain family and friends. Enjoy the spacious and opened-up kitchen with quartz countertops, stainless steel appliances, stylish cabinetry, and luxury vinyl plank hardwood flooring. Features include separate laundry area with full size front load washer and dryer, and a large primary bedroom with walk-in closet and 4 pce ensuite with dual sinks! You can walk to the Bow River and pathways, LRT station, and the downtown core and enjoy all the excitement and amenities of the bustling Beltline and 17th Avenue area available at your fingertips. Condo fees include heat, water, and sewer. You will not be disappointed! Book your showing today.