

**304, 312 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2184604**



**\$184,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	622 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Smoking Home, Stone Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 486
<b>LLD:</b>	-
<b>Zoning:</b>	M-X2
<b>Utilities:</b>	-

**Inclusions:** see appliances

Attention investors, students, or young professionals! Don't miss out on this beautifully renovated, top-floor corner unit in the highly sought-after Crescent Heights area. The updated kitchen features stylish quartz countertops, white shaker cabinetry, and newer appliances, creating a modern and functional space. Expansive vinyl windows let in an abundance of natural light starting in the spacious living room and highlighting the contemporary laminate flooring and fresh colour scheme throughout. The layout includes generously sized rooms, a handy pantry, and a large storage closet, offering plenty of room to live comfortably. The fully updated 4-piece bathroom offers a floating vanity and a newly tiled tub/shower combination. This boutique-style complex hosts a common laundry room and your assigned parking stall is directly below your unit offering peace of mind. Location is ideal - just minutes from downtown, SAIT, and all major transit routes, plus walking distance to shops, cafes, and restaurants along 16th Ave and in nearby Bridgeland. The legendary Peter's Drive Inn is just around the corner, and great access to all you would need or want. This affordable condo is perfect for a student, young professional, or investor. Contact your Realtor to schedule a private viewing today!