

**18, 2400 15 Street SW**  
**Calgary, Alberta****MLS # A2210629****\$374,999**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Enclosed, Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

**Heating:** Baseboard**Floors:** Carpet, Tile, Vinyl Plank**Roof:** Asphalt Shingle**Basement:** None**Exterior:** Concrete, Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Open Floorplan, Storage**Water:** -**Sewer:** -**Condo Fee:** \$ 594**LLD:** -**Zoning:** M-C2**Utilities:** -**Inclusions:** N/A

This MOVE-IN-READY 2-BEDROOM home is one of the BEST UNITS IN THE COMPLEX, offering a layout and upgrades not typically found in OTHER HOMES WITHIN THIS DEVELOPMENT. FULLY ABOVE GRADE with EXPANDED CEILING HEIGHTS on the main level, this TOP FLOOR TWO-STOREY TOWNHOUSE delivers maximum comfort and function with NO WASTED SPACE. THIS UNIT SHOWS EVEN BETTER IN PERSON than in the photos. The space feels open, comfortable, and exceptionally well-finished. The OPEN-CONCEPT MAIN FLOOR feels bright and spacious, thanks to the PROFESSIONAL REMOVAL OF THE FIREPLACE, a feature still present in many other units. This upgrade significantly improves the flow and use of space. The CLOSET LOCATION has been smartly designed, positioned to avoid interference with the kitchen area or foot traffic, adding both practicality and style. KNOCKDOWN CEILINGS and MODERN LIGHTING enhance the overall atmosphere and finish. The RENOVATED KITCHEN showcases 40-INCH UPPER CABINETS, QUARTZ COUNTERTOPS, and a FULL-SIZED STAINLESS STEEL APPLIANCE PACKAGE including a FRENCH DOOR FRIDGE. Every update has been PROFESSIONALLY COMPLETED, with no shortcuts or amateur work, resulting in a space that's as durable as it is beautiful. Upstairs, you'll find a UNIQUE FEATURE rarely seen—a DROP-DOWN ATTIC STAIRCASE leading to ATTIC STORAGE with UPDATED LIGHTING. This is a valuable and functional addition, especially for those who need extra space. Additional highlights include a FULLY RENOVATED BATHROOM, UNDERGROUND PARKING, and a PRIVATE STORAGE LOCKER. If you're looking for a MODERN, FUNCTIONAL, and HIGHLY UPGRADED townhouse that stands above

others in the same complex, THIS IS THE ONE.