

**101, 1107 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2216198**



**\$245,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 838
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Soaking Tub		

**Inclusions:** TV bracket, garage door remote

Charming 2-Bedroom, 1-Bath Main Floor Unit in the Heart of Beltline \*\*OPEN HOUSE Sunday May 4th, 2025 from 1-3pm\*\* Welcome to this bright and freshly painted 2-bedroom, 1-bathroom main floor unit in the highly sought-after Beltline community. No need to wait for the elevator. With an open and airy layout, this home features modern stainless steel appliances, including a stunning silgranite sink in the kitchen, which adds both beauty and durability. The spacious living area is perfect for both relaxation and entertaining, with large windows allowing natural light to flood the space. Real travertine tile adds a touch of luxury throughout, enhancing the home's elegance and style. Enjoy the added convenience of assigned, SECURED, and COVERED parking, providing both ease and peace of mind, along with extra storage space to keep your belongings neatly organized. The private balcony, encased by trees, offers a tranquil outdoor retreat perfect for relaxing or enjoying your morning coffee. Plus, there is potential to add in a washer/dryer, offering even more convenience and flexibility. The location is unbeatable &ndash; just steps from the vibrant energy of 17th Avenue, you'll have immediate access to Calgary's best restaurants, shops, and entertainment, all within walking distance. This unit offers the perfect blend of comfort, convenience, and urban living &ndash; ideal for anyone looking to embrace the dynamic Beltline lifestyle. Don&rsquo;t miss out on this incredible opportunity!