

**502, 1311 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2220032**



**\$269,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 781
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to an exquisite living experience in the heart of Beltline, Calgary. This remarkable apartment boasts 2 spacious bedrooms, a cozy living room, and 1.5 baths. Step into a home that offers the convenience of an in-unit brand new laundry pair, ensuring your day-to-day chores are a breeze. Enjoy your morning coffee or evening relaxation on your private balcony, offering tranquil views of downtown high rises and a breath of fresh air. For those who value convenience and security, this apartment includes underground parking and storage area. Located in the vibrant community of Beltline, you are just steps away from trendy cafes, premier shopping, and lively entertainment venues. This apartment is perfect for those who appreciate both style and convenience in a beautiful urban setting. Don't miss out on this very practical and spacious apartment, make it your new home today!