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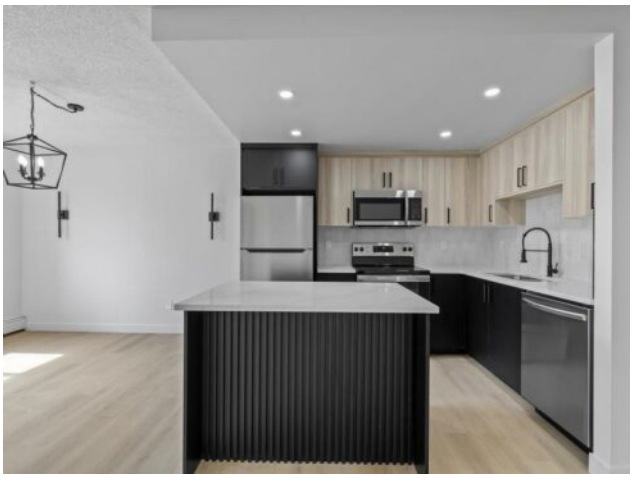

$300,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	2	**Baths:**	1 full / 1 half
Garage:	Carport, Gated, Off Street, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 692
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stucco	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to your ideal downtown retreat! This beautifully renovated 2-bedroom, 1.5-bathroom corner unit offers the perfect blend of style, space, and urban convenience. Located in a quiet, well-maintained concrete building, this home is ideal for professionals, first-time buyers, or investors looking to own in one of Calgary’s most vibrant inner-city communities. Step into a bright, open living space filled with natural light from large windows that showcase views of the downtown skyline and nearby 17th Avenue. The expansive wrap-around balcony is perfect for relaxing or entertaining—and features a large private exterior storage closet for added convenience. Inside, the unit has been tastefully updated with high-end finishes throughout. Enjoy a brand new kitchen with modern cabinetry, quartz countertops, stylish tile backsplash, and brand new stainless steel appliances. A deep soaking tub offers a spa-like escape, while fresh paint and luxury vinyl plank flooring throughout give the home a clean, contemporary feel. The functional galley-style kitchen flows seamlessly into the dining area, perfect for everyday living or hosting. The primary bedroom features a private 2-piece ensuite and large window, while the second bedroom offers flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry, pet-friendly policies (with approval), a secured gated parking stall, and not one, but two storage options—with a large storage closet on the balcony and an additional dedicated storage unit in the secure basement area. With unbeatable walkability to 17th Avenue, top restaurants, shopping, and transit, this move-in-ready home delivers exceptional lifestyle and value.

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