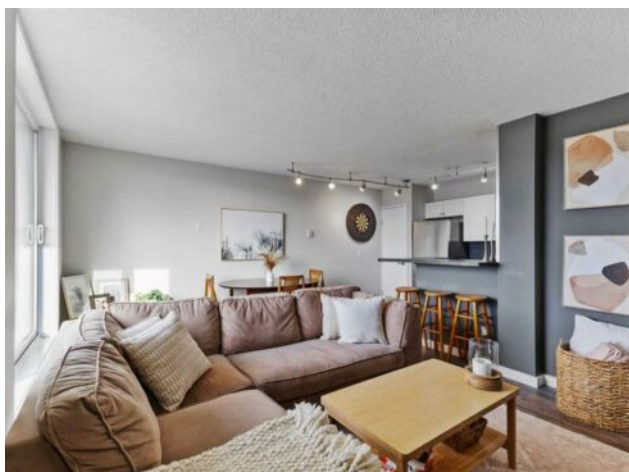


**703, 1111 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2198712**



**\$229,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 783 sq.ft.                         | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 781

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** N/A

Discover this bright 2-bedroom, 1-bathroom condo, perfectly situated in Calgary's vibrant Beltline neighborhood. Featuring an open-concept floor plan, the kitchen seamlessly overlooks the spacious living area and features stainless steel appliances, a breakfast bar, and sleek cabinetry. The main living areas are enhanced with beautiful laminate flooring, while the bedrooms offer cozy carpeting for added comfort. Enjoy coffee on your south facing balcony. This well-maintained building has recently undergone exterior upgrades, including new windows, doors, and balconies, ensuring long-term value and enhanced curb appeal. An assigned parking stall and a separate storage locker are also included, providing added convenience and extra space. Ideal for young professionals or couples, this condo is just steps away from 17th Ave's trendy restaurants, cafes, and shops, as well as public transit and everyday amenities. Don't miss out on this opportunity to experience downtown living at its best!