

**730, 1304 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2208945**



**\$249,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Electric Gate, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Hot Water, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	Membrane
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 1,107
<b>LLD:</b>	-
<b>Zoning:</b>	CC-MH
<b>Utilities:</b>	-

**Inclusions:** none

Welcome to this 7th floor, 2 bedroom, 1.5 bathroom condo in impeccably maintained concrete and brick building, within walking distance to most amenities that Calgary downtown has to offer. Plenty of natural sunlight, open lay-out, this corner unit is a must-view. Enter the suite to find a generous foyer, perfect for Calgary's changing weather wardrobe demands ! Beyond the foyer, discover a large great room with beautiful windows+ private corner balcony. Kitchen is well outfitted with lots of cupboards, a huge pantry room, Maytag refrigerator, stainless dishwasher, + kitchen-aid wall oven. fabulous serve-through to dining bar, perfect for morning coffee, evening appetizers, or work station! separate private dining room with view! Large master bedroom suite is well located, separated with distance to the great room, providing with more privacy. The large master with huge big window + well - appointed closet. the second bedroom is also good size + can be use as an office or den. Large full bath + in suite laundry! Secure single car parking + additional storage. Pet friendly! This well managed property is exceptionally well located, easily walk or bike to downtown, shopping, restaurants, entertainment, park trail from this prime location.