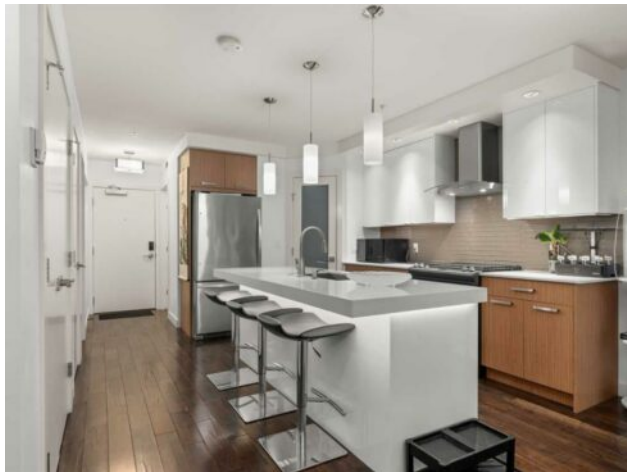


302, 1029 15 Avenue SW
Calgary, Alberta

MLS # A2226499

\$385,000



| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 811 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 742 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

Inclusions: 2 TV Wall Mounts, Floating shelf in living room

Welcome to Unit 302 at The Lucida, a boutique-style gem in the heart of Calgary's vibrant Beltline—perfectly designed for the dynamic urban professional. This stylish 2-bedroom, 2-bathroom condo offers the ideal blend of sophisticated design, smart layout, and unbeatable location. Step inside and you'll immediately feel the difference. Built in 2015, this 811 sq. ft. open-concept suite is in mint condition, featuring modern European finishes, engineered walnut hardwood flooring, and floor-to-ceiling windows that flood the space with sunlight thanks to its sunny south exposure. Whether you're hosting a dinner party or enjoying a cozy night in, the chef-inspired kitchen has you covered with sleek cabinetry, soft-close drawers, a spacious island for entertaining, high-end stainless steel appliances (yes, including a gas range), and white quartz countertops. A step-in pantry adds both function and finesse. Love to entertain or need space for a roommate? The second bedroom is ideally located across from a full 4-piece bathroom, offering privacy and flexibility—perfect for overnight guests, a roommate, or even a stylish home office. The primary suite is your personal retreat, complete with a walk-through closet and a luxurious 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate walk-in shower. Your dog will love the neighbourhood's walkability and green spaces nearby, while you'll appreciate the convenience of in-suite laundry, heated TITLED underground parking, and a secure storage locker. Plus, the building's high-quality soundproofing ensures your peace and privacy. Location is everything—and you'll be just steps from Calgary's best coffee spots, restaurants, and bars, with the downtown core within easy reach.