

904, 1107 15 Avenue SW  
Calgary, Alberta

MLS # A2228027



**\$220,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 782 sq.ft.                         | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 779 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding , Stucco                                   | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, No Animal Home, No Smoking Home, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Top floor unit with large wrap around south facing balcony with vibrant 17th Ave activities to south and city views to the East. One owner unit hat has been well maintained over the years. Great location in the Beltline District of downtown Calgary. Walking distance to numerous restaurants, pubs and shopping. Underground parking, extra storage and two elevators. This unit is being sold in as is condition as it is an estate sale. Probate has been granted. Clean unit, freshly painted, with two bedrooms and one 4pce bathroom. Walk-in closet in master bedroom and extra storage room in the unit. Take in the nightlife and convenience of the downtown lifestyle and return home to your own space with views to enjoy. Wrap around balcony is 18'7"x4'7"