

303, 1029 15 Avenue SW  
Calgary, Alberta

MLS # A2293605



## \$304,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	685 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 638
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** access fob

Excellent professional and or investor condo ((short term rentals allowed) in a prime area of Connaught/Beltline. Sunny south unit direction with air conditioning (\$10000 option). Two bedroom, two full bathrooms (Ensuite and guest bathrooms), spacious living room, kitchen with dining, eating bar area, upgrade features include: quartz countertops, engineered hardwood flooring, spacious open plan, 9 foot ceilings, in suite laundry, spacious deck, one rear lot parking stall, beside rear access door. Bedroom 2 fits a bed. No exterior window and closet is in hallway. Extra storage locker in parkade area Location is close to everything downtown: restaurants, coffee shops, etc. but location is still quiet at night - away from the noise of the nightlife.