

202, 1029 15 Avenue SW  
Calgary, Alberta

MLS # A2296248



## \$335,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 755
<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>	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Light Fixtures

Welcome to this beautifully maintained 2-bedroom, 2-bathroom home located in the heart of Calgary's vibrant Beltline, just steps from 17th Avenue. Offering 804.75 sq ft of thoughtfully designed living space, this unit is perfect for urban professionals, first-time buyers, or investors seeking an unbeatable location. Inside, you'll find stunning engineered hardwood flooring that adds warmth and character throughout. The well-appointed kitchen features a sleek hood fan and connects comfortably to the living and dining areas, creating an inviting space for both everyday living and entertaining. The spacious primary bedroom includes a private ensuite with a dual vanity, while the second bedroom and full bathroom provide flexibility for guests, roommates, or a home office. Enjoy the convenience of underground titled parking, offering security and ease year-round. Located just off 17th Avenue, you're a short walk to some of Calgary's best dining, cafés, and boutique shops, along with the vibrant energy of 10th Avenue, known for its wide variety of restaurants, lounges, and nightlife options. With nearby parks and green spaces adding balance to the urban lifestyle, this home truly offers the best of both excitement and everyday comfort in one of the city's most sought-after communities. This is inner city living at it's finest.