

105, 527 15 Avenue SW
Calgary, Alberta

MLS # A2306058



\$350,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 736
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: na

Townhouse style main floor with dramatic 14 ft ceilings that allows for a loft in the 2nd bedroom and bookcase library in the living room accessed by ladder. This 2 bed condo is unique in its class that you will fall in love with upon entering. The loft space in the 2nd bedroom, which allows you to have an office or craft room below the sleeping area, opens up a lifestyle option not otherwise achieved. The library in your living room starts where most ceilings begin and will be the envy of your friends! Updated a handful of years ago with stylish painting, lvp, light fixtures, and new window coverings installed last week, this place is ready to move in to. The 14 foot ceilings are accompanied by windows that go all the way to the ceiling in both the living room and spacious master, allowing all the natural light to fill both spaces through the day. A corner gas fireplace helps set the mood to make your living room glow. Imagine hanging out in your awesome living room with your west doors open and going outside to relax on your patio to enjoy the sun and people watching – just in time for summer! Talk about being in the action, this unit is smack in the middle of it all, only half a block from 17th, the downtown core is just north a handful of blocks, making living in this location hard to beat. Talk about quality of life! Complete with underground titled parking and storage locker, this ground floor unit awaits you.