



# 1029 15 Avenue Calgary Alberta

\$480,000

Indulge in the epitome of urban living at The Lucida, an exclusive boutique-style residence nestled in the vibrant heart of Calgary's Beltline, just steps away from the bustling 17th Ave. This distinctive 3 bedroom + den unit seamlessly blends comfort, functionality, and relaxation across a generous 1290 square feet of living space. The open concept layout provides an inviting setting for entertaining, with a stunning kitchen as its centerpiece. Admire the sleek white cabinetry, a spacious central island illuminated by trendy undermount lighting, and high-end stainless steel appliances, including a gas range. Retreat to the master suite, complete with a walk-through closet and a luxurious ensuite bathroom boasting his and her sinks, a standalone shower, and an elegant soaker tub. Two other bedrooms offer ample space for family or guests, while the nice sized den, caters to all your work-from-home requirements. Throughout the condo, stylish lighting fixtures add a touch of modern sophistication. A second full bathroom and convenient in-suite laundry contribute to the unit's functionality. Safeguard your vehicle and belongings in the titled underground parking stall, ensuring a secure and climate-controlled environment year-round. The private balcony enhances your living experience with unobstructed city views. With its proximity to shops, restaurants, and cultural attractions, this residence offers an exceptional home for those seeking a slice of the city's vibrant lifestyle. It is being sold "AS IS" with no warranties, and a 3-business day time frame will be required for the presentation of offers. (id:6769)

Living room 15.25 Ft x 21.25 Ft

Kitchen 10.67 Ft x 12.92 Ft

Dining room 12.33 Ft x 11.00 Ft

Primary Bedroom 10.75 Ft x 11.83 Ft

Bedroom 9.33 Ft x 11.08 Ft

Bedroom 10.92 Ft x 9.67 Ft

Office 11.00 Ft x 10.42 Ft

Other 10.17 Ft x 6.58 Ft

Laundry room 3.25 Ft x 2.92 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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**Mirror**

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