



1033 15 Avenue Calgary Alberta

\$199,900

Welcome to Wild Rose Manor, where convenience meets comfort in the heart of the vibrant Beltline community. This top-floor one-bedroom, one-bathroom condo combines stylish design, a thoughtful layout, and an unbeatable location for an exceptional living experience. The open-concept living and dining area is illuminated by large windows that fill the space with natural light. The living room provides an inviting setting for relaxation, while the dining area, located just off the kitchen, is perfect for hosting meals or enjoying quiet dinners. The kitchen boasts granite countertops, a modern backsplash, and functional shelving, blending practicality with contemporary style. The spacious primary retreat offers a serene escape, complemented by a well-appointed four-piece bathroom. A highlight of this condo is the south-facing balcony, which spans the length of the unit. It's the perfect spot for morning coffee, evening relaxation, or taking in the stunning sunsets. Additional features include an assigned underground parking stall, a storage locker with built-in shelving, and access to coin laundry facilities. Some of the furniture and furnishings may be negotiable. This pet-friendly building welcomes dogs and cats with board approval, making it a great choice for pet owners. Condo fees cover heat, water, and sewer, adding to the overall value. Situated in the sought-after Beltline neighbourhood, this property places you in the heart of one of Calgary's most vibrant areas. Just two blocks from the trendy cafes, gourmet restaurants, and boutique shops of 17th Avenue, this location offers unparalleled accessibility. For sports and entertainment enthusiasts, the Saddledome and MNP Community & Sport Centre are just minutes away. Commuting is a breeze with seamless access to downtown, public transit, and major roadways. You're only five minutes from the city's core, making t...

4pc Bathroom 5.00 Ft x 8.00 Ft
 Bedroom 12.58 Ft x 13.67 Ft
 Dining room 8.83 Ft x 7.83 Ft

Kitchen 7.92 Ft x 7.42 Ft
 Living room 13.17 Ft x 18.33 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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