



# 1040 15 Avenue Calgary Alberta

\$284,900

Introducing a charming 2-bedroom TOP floor in a concrete building in the Beltline. The unit offers a perfect blend of space and convenience with numerous upgrades. Upon stepping inside, you'll be greeted by a spacious, open-concept living area boasting parquet hardwood flooring and a triple window patio door that floods the space with abundant natural light (featuring new blinds). The kitchen showcases a new stove and an open-concept layout, ideal for entertaining guests or enjoying a quiet meal at home. Additionally, there's a spacious main bedroom and an additional 2nd bedroom, providing extra space for guests or a home office (complete with a useful wall unit). The main 4-piece bath boasts a new fan, medicine cabinet, and toilet, and you'll appreciate the convenience of in-suite laundry. There's a spacious balcony and a large fenced-in yard (considered common space). Freshly painted throughout (including the ceilings), this unit is ready for you to move right in! An added bonus is the additional storage located on the fourth floor. Situated in the heart of the Beltline, you'll enjoy easy access to all the city has to offer in a quiet, peaceful setting. Take advantage of the vibrant nightlife, events at the Saddledome, and the plethora of dining and shopping options within this walkable community. Don't miss out on the opportunity to own this incredible condo in a well-managed and well cared for building. Schedule a viewing today! (id:6769)

Bedroom 3.91 M x 3.53 M

Dining room 2.21 M x 2.77 M

Kitchen 2.21 M x 2.49 M

Living room 5.03 M x 3.68 M

Primary Bedroom 3.96 M x 2.95 M

4pc Bathroom 2.39 M x 1.88 M

Listing Presented By:



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773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net