



## 114 15 Avenue Calgary Alberta

\$450,000

Stunning 2 bed 2 bath unit in the beautiful Mackenzie building, located in the heart of the Beltline. Boasting over 1290 square feet of urban living space, you'll notice tons of upgrades including rich hardwood, tray ceilings, gas fireplace & more! Sunny south facing unit offers plenty of natural sunlight throughout. Sizable entrance leads you to a central kitchen featuring timeless white cabinetry, full set of stainless steel appliances (new stove & newer dishwasher), large island with breakfast bar, custom tiled backsplash & gleaming granite countertops. Open to the kitchen you will find the dining area & spacious living room where you can enjoy the warmth of the fireplace. Relish in your skyline views directly from your balcony, located off of the living room. Next you will find 2 generously sized bedrooms, including the primary bedroom featuring a walk-in closet & 3 piece ensuite! There is also a 4 piece bathroom for your convenience. In addition to the bedrooms, you will also find a sunroom which would make an amazing home office. Did we mention the in-unit laundry room that comes with a full sized washer and dryer?! The large laundry room is equipped with built in shelving & cupboards. This unit includes 1 titled underground parking stall and gated visitor parking for your guests. With only steps to downtown, LRT, Saddledome, trendy 17th Avenue, restaurants and pubs, this home will not last long! Unit is vacant & move in ready! (id:6769)

Other 6.17 Ft x 7.17 Ft

Kitchen 10.08 Ft x 10.58 Ft

Dining room 9.75 Ft x 9.92 Ft

Living room 13.67 Ft x 17.83 Ft

Primary Bedroom 11.67 Ft x 13.17 Ft

Office 7.50 Ft x 7.67 Ft

Bedroom 10.08 Ft x 11.67 Ft

Storage 5.75 Ft x 6.33 Ft

Laundry room 6.75 Ft x 9.17 Ft

4pc Bathroom 5.67 Ft x 8.92 Ft

3pc Bathroom 6.17 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

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