



## 114 15 Avenue Calgary Alberta

\$429,900

Step into nearly 1,300 sq. ft. of thoughtfully designed living space in the heart of Calgary's Beltline--a rare find at this price point! This top-floor unit in the Mackenzie offers a sprawling open-concept layout bathed in south-facing natural light, making every square foot feel brighter and inviting. From the moment you enter, you're welcomed by a walk-in front entry closet, setting the tone for the generous storage throughout. The full laundry and storage room ensures everyday convenience, while the covered patio with natural gas hookup extends your living space outdoors. Inside, the expansive primary suite is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The second bedroom--ideal as a guest room or home office--includes a built-in Murphy bed, maximizing versatility. A cozy fireplace anchors the main living area, perfect for unwinding in style. Beyond the unit, experience an unbeatable inner-city lifestyle. With top-tier restaurants, boutique shopping, and essential amenities just steps away, you'll love the energy and convenience of Beltline living. Titled underground parking and a walkable location make commuting effortless, while the secure concrete building offers peace of mind. This is an incredible opportunity to own a spacious, move-in-ready home in one of Calgary's most sought-after neighborhoods--all for an attractive \$439,900, with immediate possession available. Try finding this space, layout, and location at this price! (id:6769)

Kitchen 8.92 Ft x 10.67 Ft

Living room 18.00 Ft x 12.92 Ft

Bedroom 11.58 Ft x 10.92 Ft

Primary Bedroom 21.17 Ft x 11.75 Ft

Dining room 18.08 Ft x 10.33 Ft

4pc Bathroom 9.50 Ft x 5.58 Ft

4pc Bathroom 8.92 Ft x 5.75 Ft

Laundry room 7.92 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark



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REALTY

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