



# 114 15 Avenue Calgary Alberta

\$409,900

Location, Location, Location! This thoughtfully designed south-facing condo in the heart of Calgary's Beltline offers 1,084 sq. ft. of functional living space with 2 bedrooms, 2 full bathrooms, in-suite laundry, underground titled parking, and a large storage room in the parkade. A rare opportunity at this price point in a highly sought-after area. The unit welcomes you with a large entranceway, featuring a double coat closet and an oversized laundry/storage room, perfect for keeping everything organized. The open-concept layout includes a well-appointed kitchen with a breakfast bar, allowing you to cook while entertaining guests. The dining area is generous in size and flows seamlessly into the spacious living room, ensuring a comfortable and airy feel. Step outside onto your private south-facing balcony, where you can enjoy ample sunlight throughout the day, making it a perfect spot to relax, sip your morning coffee, or unwind after a long day. The master bedroom is spacious and features a 4-piece ensuite bathroom, offering a perfect blend of comfort and privacy. The second bedroom is equally well-sized and located near the additional full 3-piece bathroom, making it perfect for guests, roommates, or a home office. The unit includes underground titled parking for year-round comfort, plus a large storage locker in the parkade. This well-managed building is just steps away from the LRT Station, Stampede Grounds, and Victoria Park, offering easy access to downtown, shopping, dining, and entertainment. The condo board maintains the building well ensuring a solid investment for the future. Freshly painted, this home has been updated to offer a clean, modern feel, making it move-in ready for its next owner. A rare find in the building offering a sun-filled south-facing space with a private balcony, a spacious and functional layout with ample storage, and a prime downtown ...

Dining room 13.67 Ft x 10.33 Ft

Living room 15.00 Ft x 14.00 Ft

Kitchen 10.92 Ft x 7.92 Ft

Laundry room 6.00 Ft x 5.50 Ft

Primary Bedroom 13.17 Ft x 11.42 Ft

Bedroom 13.17 Ft x 11.17 Ft

Foyer 7.67 Ft x 6.25 Ft

Other 8.50 Ft x 6.08 Ft

4pc Bathroom 9.08 Ft x 5.92 Ft

4pc Bathroom 9.25 Ft x 5.83 Ft

Listing Presented By:



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