



REALTOR®



## 1140 15 Avenue Calgary Alberta

\$275,000

Welcome to this beautifully renovated one-bedroom, one-bathroom condominium in Calgary's vibrant Beltline neighbourhood. Featuring wide-plank laminate flooring throughout and a modern kitchen with sleek cabinetry and quartz countertops. Thanks to its desirable south exposure, the living space is flooded with natural light, while a cozy wood-burning fireplace adds charm and warmth. The spacious bedroom can easily accommodate a king-sized bed, work from home space and offers a generous walk-in closet. Living here means enjoying urban convenience with a secure parking stall and additional storage locker for all of your gear. Pet owners will love living across the street from the fenced Connaught off-leash park. The building provides desirable amenities, including bike storage and a cedar sauna, perfect for relaxing at the end of your day. With a walk score of 99, you're mere steps away from trendy 17th Avenue, where you'll have access to a diverse mix of cafes, restaurants, shops, and a Save-On Foods grocery store. Whether you are a first-time buyer, an investor, or looking to downsize, this move-in-ready condo offers a perfect blend of modern finishes, amenities, and inner-city living. (id:6769)

Primary Bedroom 21.33 Ft x 10.50 Ft

Living room 19.25 Ft x 12.00 Ft

Dining room 9.00 Ft x 7.33 Ft

Kitchen 11.92 Ft x 7.33 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Listing Presented By:



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<https://www.chrisadam.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)