



## 1304 15 Avenue Calgary Alberta

\$249,900

Welcome home to your perfect Downtown concrete high-rise Open Concept Corner Unit Condo boasting 1000+sqft, 1-Bed + DEN (both Large), 2-Bath (1-3PC Ensuite with standing shower, + 1-2pc Common), in-suite laundry, Brand New laminate floors throughout, Balcony off the large living room, modernized kitchen with large island and extra storage, large walk-in pantry, and best of all comes with a gated outdoor secured parking stall that is covered, and additional storage locker. The convenience is unbeatable being able to walk to 17-AVE, and stores such as Urban Fare for your groceries, Canadian Tire, and Best Buy, and if you're a foodie you're a short walk to Trolley 5, National, Galaxie Diner, Ke Charcoal Grill, The Coup, Comery Block BBQ, Made By Marcus Ice Cream, and all the wonderful coffee shops such as Cafe beano, Analog, and more. Just move in and enjoy your new downtown lifestyle! (id:6769)

2pc Bathroom 4.83 Ft x 4.42 Ft

3pc Bathroom 8.00 Ft x 8.83 Ft

Primary Bedroom 14.17 Ft x 14.83 Ft

Dining room 14.17 Ft x 10.00 Ft

Kitchen 9.00 Ft x 10.08 Ft

Living room 21.42 Ft x 22.00 Ft

Den 14.08 Ft x 8.83 Ft

Pantry 7.75 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
GRAND REALTY

<http://www.thepangteam.com/>



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