



1304 15 Avenue Calgary Alberta

\$244,900

Welcome to this beautifully renovated 2-bedroom, 1.5-bathroom condo located on the 9th floor of an impeccably maintained concrete and brick building. This building is just steps from everything downtown Calgary has to offer. This bright, southwest-facing corner unit boasts an open layout flooded with natural light and stunning city views. Step into a spacious foyer with plenty of room for coats and gear ideal for Calgary's ever-changing weather. The generous great room features expansive windows and access to a private corner balcony, perfect for relaxing or entertaining. The updated kitchen is equipped with ample cabinetry, quartz countertops, a walk-in pantry, stainless steel appliances including a refrigerator, wall oven, glass cook top and a stylish serve-through bar to the living area, perfect for morning coffee or evening cocktails! Enjoy the convenience of a dedicated dining space with its own view. The primary bedroom is thoughtfully separated for privacy and includes a large window and a well-designed closet. The second bedroom offers flexibility as a guest room, home office, or den. The unit also includes a renovated full bathroom, a separate powder room, and in-suite laundry. Additional features include underground parking with an EV charger and separate storage. This pet-friendly, professionally managed building offers exceptional walkability to downtown, the Bow River Pathway, shops, restaurants, and transit. A rare opportunity to own this amazing investment! (id:6769)

2pc Bathroom 4.67 Ft x 4.42 Ft
4pc Bathroom 7.92 Ft x 8.83 Ft
Bedroom 13.75 Ft x 12.00 Ft
Dining room 9.33 Ft x 9.92 Ft

Foyer 11.83 Ft x 6.83 Ft
Kitchen 11.33 Ft x 10.00 Ft
Living room 19.92 Ft x 20.75 Ft
Primary Bedroom 11.17 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca