



# 1111 15 Avenue Calgary Alberta

\$184,800

An affordable entry into downtown living. This move-in ready one-bedroom is ideally located in Calgary's Beltline within the quiet, concrete, pet-friendly Shy Lui. The building has benefited from recent exterior upgrades including new balconies, windows, patio doors, and refreshed exterior finishes. The well-designed layout makes excellent use of space, offering a bright living area, a functional galley kitchen (newer fridge and stove) with dining space, and a spacious bedroom that easily fits a king-sized bed. A south-facing living room opens to a private balcony, adding natural light and everyday functionality. The unit includes in-suite storage, a separate storage locker (#4), and an assigned outdoor parking stall (#24). Set on a tree-lined street close to parks, green space, grocery stores, and just blocks from the shops, cafes, and restaurants of 17th Avenue SW. Walkable to downtown and daily amenities, this is a smart, attainable opportunity for first-time buyers looking to enter the market in a prime inner-city location. (id:6769)

Living room 17.42 Ft x 12.08 Ft

Kitchen 6.92 Ft x 6.42 Ft

Dining room 6.92 Ft x 6.92 Ft

Primary Bedroom 14.00 Ft x 11.58 Ft

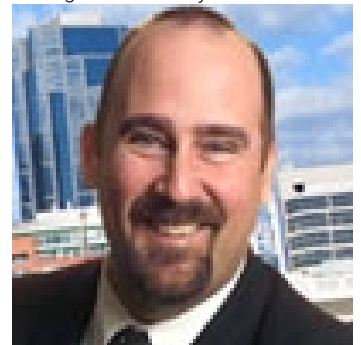
Foyer 6.08 Ft x 3.33 Ft

Storage 3.92 Ft x 3.42 Ft

4pc Bathroom 7.00 Ft x 4.92 Ft

Other 8.33 Ft x 3.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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