



# 114 15 Avenue Calgary Alberta

\$435,000

The Mackenzie, stands loud and proud in the heart of Calgary's colourful Beltline community. We are pleased to present this sun-kissed, impressive inner-city corner condo abode, offering a blend of style, convenience and urban living. This spacious, open-concept unit features a modern, well-equipped kitchen featuring stainless steel appliances, granite countertops, subway tile backsplash, inset lighting, and awesome island, seamlessly flowing into the dining area and living room. Step out onto the sunny south-facing balcony, complete with a BBQ hookup. The primary bedroom boasts a four-piece ensuite, while the second bedroom offers flexibility as a guest room or convenient home office. An additional four-piece bath, in-suite laundry with storage complete this generous layout. Freshly painted and chic new wide-plank vinyl flooring add an attractive, contemporary touch to this fabulous place. Additional highlights include: Air conditioning for those hot summer days and nights, titled underground parking, and ample visitor parking too. Enjoy the perfect balance of comfort and urban convenience in this well tended concrete gem. Surrounded by Calgary's vibrant downtown scene with it's trendy restaurants, eclectic shopping, and lively pubs, just steps from river pathways, the Saddledome and handy LRT--everything you need is right at your doorstep. It doesn't get better than this! ;)

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Foyer 6.25 Ft x 5.83 Ft  
Kitchen 11.00 Ft x 8.50 Ft  
Dining room 13.50 Ft x 10.33 Ft  
Living room 14.33 Ft x 13.08 Ft  
Primary Bedroom 13.25 Ft x 11.00 Ft

Bedroom 11.50 Ft x 11.00 Ft  
4pc Bathroom 9.00 Ft x 5.83 Ft  
4pc Bathroom 9.33 Ft x 5.83 Ft  
Laundry room 6.17 Ft x 5.50 Ft  
Other 10.00 Ft x 6.17 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.linelder.ca/>

**RE/MAX Realty Professionals**

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