

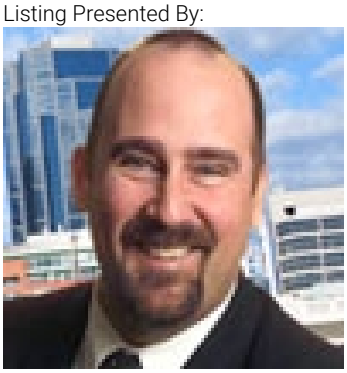
# 114 15 Avenue Calgary Alberta

$319,900

Welcome to an exceptional opportunity to own approximately 1,100 sq. ft. of comfortable, well-appointed living in the heart of Calgary's sought-after Beltline. Perfectly suited to a professional, first-time buyer, investor, downsizer, or two roommates/friends, this spacious 2 bedroom, 2 bathroom residence offers an outstanding combination of space, functionality, & location. Situated on the main level of a well-maintained, solid concrete building with no post-tension construction, this bright home features an inviting open-concept layout with hardwood flooring throughout the principal living areas. A spacious dedicated entryway welcomes you into the home, while the updated kitchen offers full-height cabinetry, stainless steel appliances, a raised breakfast bar, & excellent sightlines into the dedicated dining area & generous living room. The layout provides plenty of room for both everyday living & entertaining. At the centre of the living space is a cozy gas fireplace with wood mantle & updated tile surround, creating a warm focal point for relaxing with friends or enjoying a quiet evening at home. Sliding glass doors extend the living area outdoors to your private patio, complete with a gas hookup for the BBQ, glass privacy partition, & ample room for patio furniture--an ideal spot for morning coffee or summer entertaining. The thoughtful floorplan places the bedrooms on opposite sides of the home, providing excellent privacy & making it ideal for roommates, guests, or a home office arrangement. The spacious primary bedroom easily accommodates a king-sized bed & additional furnishings, while offering a walk-in closet & private 4-piece ensuite. The second bedroom features a double closet & convenient access to the second full 4-piece bathroom. A standout feature is the large in-suite laundry/storage room, complete with extensive shelving & full-sized, side-by-side...

Foyer 6.83 Ft x 6.83 Ft
Living room 16.67 Ft x 13.67 Ft
Kitchen 10.50 Ft x 18.08 Ft
Primary Bedroom 20.33 Ft x 11.92 Ft
Bedroom 14.92 Ft x 10.33 Ft
Laundry room 5.75 Ft x 5.92 Ft
4pc Bathroom Measurements not available
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Listing Presented By:



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**RE/MAX Realty Professionals**

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