



## 1140 15 Avenue Calgary Alberta

\$395,000

Welcome to your Beltline oasis in the heart of Calgary! This meticulously renovated 900 square foot 6th floor condominium offers stunning city centre and mountain views. Enjoy the convenience of being within walking distance to downtown, 17th Avenue's vibrant shops, restaurants, bars, and entertainment, as well as multiple parks, river, and bike pathways. This northwest corner unit features a large balcony, floor-to-ceiling windows that flood the space with natural light, and park, downtown, and mountain views. Imagine watching the sunrise from your balcony with your morning cup of joe and sunset over the mountains from your primary bedroom. With only one shared wall and a quiet upstairs neighbor, you will appreciate the tranquility this home offers. The location is unbeatable, with Connaught Park right outside your window and Calgary's oldest grocery store, Kalamata, just steps away. Inside, no detail has been overlooked. The flat painted ceilings, 12 Oaks wide luxury vinyl plank flooring with cork backing, and wide baseboards create a modern and comfortable living space. The LG Thin Q full-size stacked washer and dryer with steam wash and dry options, large format tile in the main bath, and white cabinets with quartz countertops throughout add to the luxury. The huge primary bedroom includes a 2-piece ensuite and a large walk-in closet with a custom organizer. The second bedroom features original oak sliding doors, a floor-to-ceiling bow window, and a mirrored accent wall. The full bath boasts a large integrated shower shelf, rain shower, hand shower, and a soaker bath. Additional features include a two-sided wood-burning fireplace, modern black fixtures throughout, and a white and wood kitchen island with two stools. The dining room offers shaker sideboard storage cabinets with built-in electrical plug, and the laundry room includes two perfectly sized shelf unit...

Dining room 8.92 M x 7.58 M

Other 11.58 M x 7.25 M

Living room 183.00 M x 13.50 M

2pc Bathroom 5.75 M x 4.83 M

Primary Bedroom 13.67 M x 14.42 M

Bedroom 10.92 M x 13.58 M

4pc Bathroom 4.92 M x 8.75 M

Listing Presented By:



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CIR Realty

<https://melodyzondag.cirrealty.ca/>

### RE/MAX Realty Professionals

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