



# 1304 15 Avenue Calgary Alberta

\$259,800

HOME SWEET HOME! Welcome to your AMAZING OPPORTUNITY to call Downtown Calgary home in this exquisitely updated Beltline CORNER UNIT condo offering 1 bedroom plus a den, 1.5 bathrooms and an extremely spacious floor plan with over 1,065+ SQFT of living space! Heading inside you will fall in love with the stunning open concept layout with gleaming laminate flooring, stylish finishing's and extraordinary DOWNTOWN and South views. Standout features include a formal dining area, a massive living room with lots of windows flooding the space in natural sunlight, a wonderfully renovated gourmet chef's kitchen with Caesarstone countertops, glass tile backsplash, stainless steel appliances, floor to ceiling cabinetry and a walk-in pantry with tons of extra storage space. Completing the inside of the unit is a spacious den that would make a great home office, 2 piece vanity bathroom, a magnificent master retreat and convenient in-suite laundry. Your spacious balcony is perfect for entertaining and basking in your breathtaking Downtown views. This amazing condo also comes with an assigned gated parking stall, assigned storage locker and bike storage. Perfectly situated just steps from all the hot spots, nightlife, bars, restaurants and coffee shops that 17th Ave and Downtown offer, parks, shopping, public transportation and so much more! This is the perfect opportunity for buyers looking to upsize, downsize, an investor and young professionals alike. Don't miss out on this GEM, book your private viewing today! (id:6769)

2pc Bathroom 5.00 Ft x 4.50 Ft  
 3pc Bathroom 8.25 Ft x 8.92 Ft  
 Bedroom 14.50 Ft x 15.00 Ft  
 Dining room 11.92 Ft x 10.25 Ft  
 Foyer 11.42 Ft x 7.33 Ft

Kitchen 7.75 Ft x 10.00 Ft  
 Living room 18.75 Ft x 15.00 Ft  
 Laundry room 3.00 Ft x 2.50 Ft  
 Office 14.25 Ft x 8.83 Ft  
 Pantry 7.25 Ft x 7.67 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca