



## 820 15 Avenue Calgary Alberta

\$425,000

Welcome to Unit 403 at 820 15 Ave SW in the heart of downtown Calgary. || 2 BEDROOMS || 2 FULL BATHROOMS || 2 BALCONIES || TITLED PARKING (+ extra parking available for rent) || PET FRIENDLY (with board approval) || Nestled on the fourth floor, this exceptionally large (nearly 1200 sqft - larger than some detached bungalows in the city), 2-bedroom, 2-bathroom condo is ideally located close to the vibrant 17th Ave and downtown core, offering the best of urban living. Recently RENOVATED to ensure contemporary comfort, this unit stands out with its pristine aesthetic and modern amenities. The dishwasher and induction range stove, along with an oven, were both replaced last year, coinciding with the tasteful updates to the ceilings. Upon entering, you are greeted by a tile entryway that extends into a functional open concept space. The seamless transition between the kitchen and living areas creates a welcoming environment perfect for both daily living and entertaining. The kitchen boasts modern appliances and stylish features, making meal preparation a delight and a proper PANTRY. The thoughtful layout of the condo ensures privacy and convenience, with the bedrooms strategically placed to provide a serene retreat from the busyness of the city. Both bathrooms reflect updated fixtures and finishes, enhancing the overall luxury of the unit. This condo not only offers an elegant living space but also places residents in a dynamic neighbourhood with easy access to trendy shops, dining options, and entertainment venues, making it an urban dweller's dream. (id:6769)

Kitchen 11.33 Ft x 9.92 Ft  
Dining room 17.17 Ft x 8.17 Ft  
Living room 13.92 Ft x 10.67 Ft  
Primary Bedroom 15.92 Ft x 12.92 Ft  
Bedroom 11.17 Ft x 9.17 Ft

3pc Bathroom 8.83 Ft x 5.33 Ft  
4pc Bathroom 8.83 Ft x 7.67 Ft  
Laundry room 8.92 Ft x 3.92 Ft  
Storage 5.33 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.ellakyy.com/>

### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)