



## 836 15 Avenue Calgary Alberta

\$400,000

Welcome to Unit 606 - 836 15 Avenue SW, a stunning, renovated 2-bedroom, 2-bathroom condo in the heart of Calgary's vibrant Beltline community. With upgraded finishes and loads of extra storage, this unit offers the perfect blend of style, functionality, and urban living. High End Luxury Vinyl plank flooring throughout the home paired with a modern colour scheme invite you to relax. The updated Kitchen featuring white cabinetry, a modern backsplash, quartz countertops and LG stainless steel appliances is both beautiful and functional. The bright and airy living/dining area is designed for comfort, with large windows letting in natural light and providing stunning views of the city skyline from your couch. The spacious primary bedroom features a large walk through closet and ensuite bathroom with quartz counters and expansive mirrored cabinetry, you'll never run out of space here. The second bedroom offers flexibility as a guest room or home office and features additional closet or office storage and sits beside the 3 piece guest bathroom. Thoughtfully designed custom closets, built-in shelving and extra storage solutions throughout the unit provide plenty of space for all your belongings. Enjoy the added convenience of your own washer and dryer, making laundry days a breeze. Step outside to your private balcony to enjoy your morning coffee or relax with views of the Beltline and downtown Calgary. Secure underground parking, a fitness room, and a social lounge/ recreation room complete the urban living experience. This home is located just steps from Calgary's best restaurants, cafes, shopping, and parks. With easy access to public transit and the downtown core, it's the ideal home for professionals, downsizers, or investors looking for a move-in-ready property in a top location. (id:6769)

Living room 16.92 Ft x 12.67 Ft

Dining room 8.25 Ft x 9.17 Ft

Kitchen 11.17 Ft x 8.58 Ft

Primary Bedroom 13.58 Ft x 10.92 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 11.92 Ft x 10.92 Ft

3pc Bathroom 7.33 Ft x 7.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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