



881 15 Avenue Calgary Alberta

\$245,000

Nestled in the sought-after Residences of Mount Royal, this 635 sq. ft. unit offers the ultimate urban lifestyle. Introducing the perfect opportunity--whether you're searching for your first home or a smart investment! This affordable condo offers convenience, comfort, and excellent value. Boasting a thoughtfully designed 1-bedroom, 1-bath layout, this condo features, OPEN CONCEPT LIVING with NEW LAMINATE FLOORS throughout. The living room offers a cozy corner FIREPLACE with ample space for relaxation or entertaining, The traditional kitchen is quipped with Stainless Steel appliances, GRANITE COUNTERTOPS and a spacious BREAKFAST BAR. For your added convenience there is In-suite laundry room. TITLED UNDERGROUND parking stall and additional storage are located right beside the elevator. Secure bicycle storage for cycling enthusiasts. Ideally located in one of Calgary's most walkable areas and just steps from 17th Avenue's vibrant shops and cafes. A little back ground. A burst pipe during the cold snap in January 2024 caused damage to the whole building. Presently \$1.5M of work is being completed in the building in common area's is under repair via insurance. This condo has new LAMINATE FLOORING, kitchen lights with a new ceiling in the kitchen / living room areas. Kitchen drywall was replaced. New baseboards throughout the entire unit except the bathroom. QUICK POSSESSION IS PREFERRED. (id:6769)

Living room 15.75 Ft x 11.83 Ft

Other 8.75 Ft x 8.08 Ft

Breakfast 5.17 Ft x 8.75 Ft

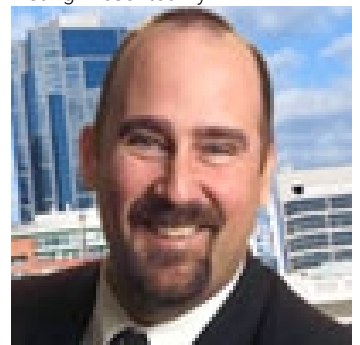
Dining room 10.50 Ft x 9.50 Ft

Primary Bedroom 9.42 Ft x 11.17 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Laundry room 6.58 Ft x 5.00 Ft

Listing Presented By:



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Coldwell Banker Mountain Central

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

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