

1219 15 Avenue SW
Calgary, Alberta

MLS # A2162651



\$379,900

Division:	Beltline		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	530 sq.ft.	Age:	1996 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Baseboard, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 542
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Walk-In Closet(s)		

Inclusions: Smart Thermostat

**** OPEN HOUSE THURSDAY SEPTEMBER 19 4-6 PM**** An exceptional opportunity for the young professional couple, single or investor, this walk-up townhouse offers street access right into your unit. With an outstanding open-concept layout and over 1,024 square feet of developed space, this townhome offers a spacious living and dining area warmed by a gas fireplace and hosting patio doors that lead onto the balcony with a gas line for your BBQ - perfect for hosting family and friends. The contemporary kitchen comes equipped with sparkling granite counters, mosaic backsplash, a garburator and white cabinetry that perfectly offsets the trendy black appliance package. The main floor also hosts a 2-pc bath, ideal for guest use. Large windows make the lower level bright and spacious, and the large primary bedroom is truly a highlight, boasting a large walk-in closet and stylish 4-piece ensuite bath kept cozy with in-floor heating. There is also a good-sized 2nd bedroom with easy access to its own 4-piece ensuite bath. The convenient laundry room is also located downstairs. Note the newer HWT (2022), smart thermostats as well as the newer countertops and toilets in both baths. Park your car in the secure underground parking stall and venture out to explore downtown, parks, exceptional restaurants and pubs, and shopping of 17th Avenue Entertainment District. That and more, all moments away from your inner-city abode.