

32, 605 15 Avenue SW  
Calgary, Alberta

MLS # A2165511

## \$359,900



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Garage Door Opener, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 542
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage		

**Inclusions:** 2 Window AC's

Chateau Falls is a beautiful gated townhome community in the heart of Beltline - located on a quiet tree lined street yet walkable to all the amenities of Downtown Calgary. This beautiful unit has been renovated and boasts an open concept floorplan with soaring high ceilings and in floor heating! As you head into the private main floor entrance and go upstairs, you will be amazed by all the natural light beaming through the large windows and skylight. This unit has a great functional floor plan, a large kitchen with Quartz countertops and an eat up island and upgraded appliances including a gas range. There is a spacious living room and separate dining space as well as a balcony (with a newly finished deck) overlooking the beautiful water fountain in the courtyard. Down the hallway you will find the primary room which has a large walk in closet with built in shelving, and a spacious second bedroom with plenty of storage. The bathroom has duel sinks and has a stunning accent wall and new gold mirrors. This unit has its own Laundry, a new Hot Water tank, New paint including accent walls, a new heat exchanger, 2 AC units and heated underground parking with a private storage unit. This unit truly does not miss a mark, it offers style, safety, space and an amazing location to enjoy a comfortable lifestyle.