

501, 1330 15 Avenue SW  
Calgary, Alberta

MLS # A2173132



## \$245,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	567 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Experience the ultimate convenience with all your electricity, heat, and water included in the condo fees—perfect for both homeowners and investors looking for easy budgeting. This fantastic unit features assigned underground secured parking and an in-suite washer for added comfort. Enjoy abundant natural light from the west-facing windows and unwind on your private balcony as you watch the sunset. The unit boasts brand new, professionally installed luxury vinyl flooring, updated appliances, and plenty of counter space in the kitchen. Located in a vibrant area, you’ll be surrounded by breweries, restaurants, parks, and public transit, with easy access to 17th Avenue and downtown. Don’t miss out on this amazing opportunity!