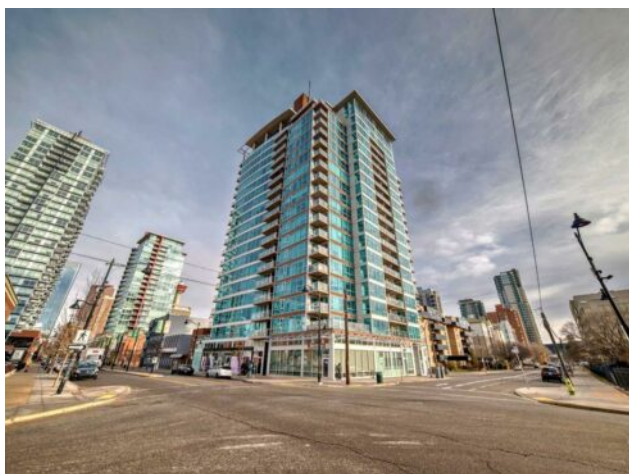


306, 188 15 Avenue SW
Calgary, Alberta

MLS # A2178169



\$329,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	715 sq.ft.	Age:	2006 (18 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Concrete, See Remarks

Sewer: -

Roof: -

Condo Fee: \$ 417

Basement: -

LLD: -

Exterior: Brick, Concrete, Metal Siding , Stucco

Zoning: CC-COR

Foundation: -

Utilities: -

Features: Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: none

This gorgeous modern condo is a short walk to 17th Avenue, 4th Street, Stampede grounds/BMO Centre, LRT, Restaurants and all the amenities and attractions of the downtown core. You'll love the breathtaking views through the huge floor to ceiling windows or this lovely corner unit. Sun streams in the windows during the day but the beauty of the city lights are enjoyed in the evening. This lovely open plan features polished acid washed concrete floors, a spacious kitchen with large island/eating bar, a separate dining area, office nook, and living room with wall to wall and corner windows and a door to the balcony. The bathroom sports a vessel sink, soaker tub and door to the beautiful Master Bedroom. The Laundry Room houses new high end washer and dryer and has plenty of storage space. This home has just been newly painted, is air-conditioned and has access to a terrace with a gas bbq outlet. Vacant and available for immediate occupancy. You'll love it!