

\$269,900 - 1040, 1304 15 Avenue Sw, Calgary

MLS® #A2069304

\$269,900

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the Westbow, located in the heart of desirable Beltline! Discover this stunning 2 bedroom, 2 bathroom Corner Unit, boasting a spacious 1056 sq ft of living space. As you step inside, you will be welcomed by an inviting, bright open area that provides great views from every window. The expansive kitchen is a highlight featuring granite countertops, an elevated breakfast bar, all stainless steel appliances including a built-in oven & microwave, dishwasher, and touch control cooktop and sleek hoodfan above. The complementing maple shaker cabinets offer an abundance of cupboard space, along with a spacious walk in pantry to make organizing a breeze! The open-concept layout seamlessly connects the kitchen to the dining and living areas, including a cozy alcove perfect for an additional office space. The master bedroom provides a peaceful sanctuary with room for a king-size bed and plenty of closet space to keep your belongings neatly stowed away. The second bedroom is also a generous size with additional closet space. A full 5 piece bathroom including double vanity vessel sinks, In-Suite laundry conveniently tucked away, and a separate 2 piece bathroom for guests complete this fantastic unit. One underground heated parking stall is included, along with a separate assigned storage unit. This is a very quiet concrete building, with only 4 units on each floor! An incredible location with easy access



to an abundance of restaurants & trendy coffee shops, shopping, the river pathways & parks, transit when needed, and the downtown core!Â Exceptional value - book your showing today!Â Â

Built in 1980

Essential Information

MLS® #	A2069304
Price	\$269,900
Sold Price	\$259,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1040, 1304 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

Amenities

Amenities	Bicycle Storage, Elevator(s)
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Storage
-------------------	--

Appliances	Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	12

Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	July 27th, 2023
Date Sold	October 20th, 2023
Days on Market	85
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.