

# \$419,000 - 305, 817 15 Avenue Sw, Calgary

MLS® #A2107948

**\$419,000**

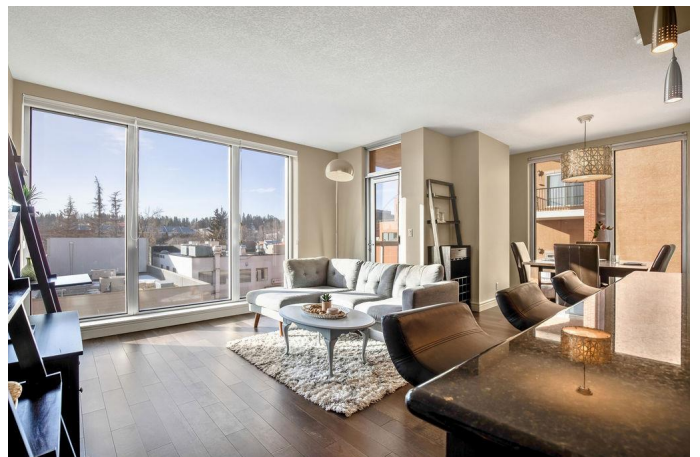
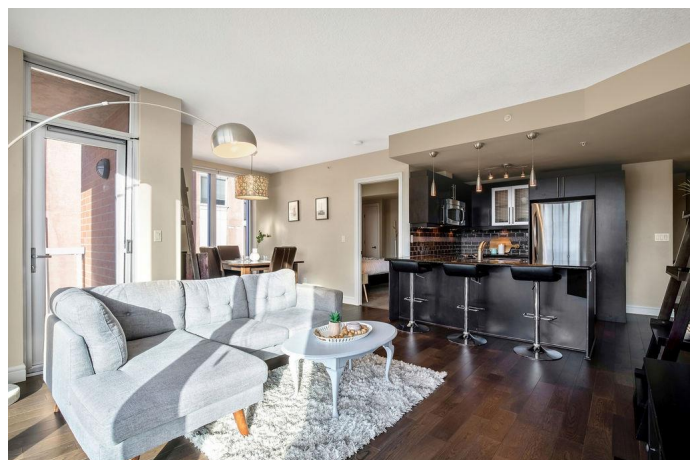
2 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Introducing a stunning 2 bedroom, 2 bathroom condo with sleek modern finishes, located in one of the most desirable areas of the Calgary. As you enter the space, you'll be immediately drawn to the massive windows in the living room, allowing an abundance of natural light to flood in. The building offers a concierge, a fully equipped gym, and a secured titled underground parking stall along with numerous stalls for visitor parking ensuring your comfort and convenience are always top of mind. This condo is the perfect place to unwind after a long day. Enjoy a bath in the ensuite, a glass of wine on the patio, or read a book in the sunny living room. This property is located in an unbeatable location, just steps away from some of the city's most popular spots, including 17th Avenue, Mission, Analog Coffee, Urban Fare, West Elm, and so much more. Walk downtown or work from home in the dedicated workspace. You'll love the granite countertops and stainless steel appliances in the kitchen, which make it easy to whip up your favorite dishes while entertaining guests. There is a gas BBQ hookup on the southwest sunny balcony as well.

The bright and open concept of this condo creates an inviting atmosphere that's perfect for hosting gatherings or just enjoying a quiet night in. Don't miss your chance to call this beautiful space your own - book a viewing today and experience the best of urban living in style.



Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2107948    |
| Price          | \$419,000   |
| Sold Price     | \$413,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 949         |
| Acres          | 0.00        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 305, 817 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R0H8                |

## Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Other, Parking, Secured Parking, Service Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                       |
| Parking        | Titled, Underground                                                                                                     |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, See Remarks                    |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Fan Coil, Natural Gas                                             |
| Cooling           | Central Air                                                       |
| # of Stories      | 28                                                                |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Construction      | Brick, Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2024 |
| Date Sold      | March 22nd, 2024    |
| Days on Market | 31                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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