

\$489,900 - 406, 114 15 Avenue Sw, Calgary

MLS® #A2112051

\$489,900

2 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Prepare to be captivated by the stunning features and amenities this residence has to offer! ALL RENOVATED with over 100k spent on the recent improvements. This is a terrific 2 BEDROOM-2 BATH -1 TITLED UNDERGROUND PARKING SPOT condo in the coveted MacKenzie building in the central Beltline. Concrete secured building with gated access to parkade, long term residents and a healthy reserve fund. As you step into this 4th floor unit you will be immediately greeted by the open functional layout and its unbelievable location with captivating views of the Calgary Tower and downtown skyline. It has been meticulously designed with both aesthetics and functionality in mind. High end Italian tile, quartz countertops, and ample storage space. RENOVATED superb kitchen with a massive counter, pantry cabinetry, many drawers and cabinets. Top of the line all new German AEG & LG appliances & new Italian flooring make this kitchen a haven for aspiring chefs and culinary enthusiasts. Living room with gorgeous floor to ceiling quartz gas fireplace, overlooks over-sized covered deck with natural gas hook-up and view of downtown and the Calgary Tower. Two huge bedrooms on either side of the condo are separated by the living room. The spacious master bedroom features a walk-in closet and large renovated 3 pc ensuite with a renovated floor to ceiling tiled shower, high-end combination of Vogt shower assembly and a 16" Riobel rain shower. Second spacious bedroom is next to a 4 pcs



bathroom, which has also been fully renovated with Neptune bathtub, tiled walls and Vogt shower assembly. All faucets throughout the condo and shower fixtures are high-end German brands Grohe and Vogt. All doors have been replaced with solid core Madison T-style Mission doors with new black hardware. This unit also features two secured titled parking stalls with one being underground and another above ground in secured parking, large assigned storage area separate from suite, concrete construction, air conditioned comfort, newly renovated in-suite laundry with new washer and dryer and plenty of closet space and in-suite storage. This is a large 1126 sq ft unit and is an absolutely fantastic unit. Located at the historical 1st SW with some of the best restaurants in the city. Minutes walk to downtown core, the Saddledome, 17 Avenue shops and the MNP Center, bike paths and the Elbow River. Its central location offers easy access to vibrant city life. MOST DESERVING YOUR PRIVATE TOUR!

Built in 2000

Essential Information

MLS® #	A2112051
Price	\$489,900
Sold Price	\$480,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	406, 114 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0P5

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

Exterior

Exterior Features	Other
Construction	Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 6th, 2024
Days on Market	2
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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