

# \$309,900 - Ph1, 706 15 Avenue Sw, Calgary

MLS® #A2115583

**\$309,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this TOP FLOOR penthouse unit in the heart of the Beltline! Featuring 2 bedrooms, 2 full bathrooms, in-suite laundry, 1 assigned parking stall, and awesome downtown views from every room. The open-concept kitchen features stainless steel appliances, granite countertops, and a breakfast bar. The bright living room and dining room offer plenty of space to spread out. The second bedroom and 3-piece bathroom with standup shower can be accessed from the hallway. Finally, step into the primary bedroom retreat! Spanning the entire width of the unit, this oasis is where you can relax and savor the city skyline after a long day. Enjoy the added character of curved bulkhead ceilings, custom vanity sinks, tile flooring throughout, and the romantic hotel-style primary bedroom with luxurious soaker tub. An updated fitness centre, 2 elevators, ground-floor patio and BBQ area, new basement storage lockers (expected soon) and modern buzzer system are some of the building amenities. Reasonable condo fees of \$698 INCLUDE electricity (a rarity) in addition to heat and water. The location is phenomenal with 17th Ave, downtown, MNP Centre, the Saddledome and Stampede grounds, and so much more within walking distance. Check out the 3D virtual tour and then book your showing before it's too late!

Built in 1964



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2115583    |
| Price          | \$309,900   |
| Sold Price     | \$305,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 844         |
| Acres          | 0.00        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Ph1, 706 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0R7               |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Picnic Area, Storage |
| Parking Spaces | 1                                                                           |
| Parking        | Assigned, Off Street, Parking Lot, Stall                                    |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer                               |
| Heating           | Baseboard, Hot Water                                                                             |
| Cooling           | None                                                                                             |
| # of Stories      | 13                                                                                               |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Barbecue |
|-------------------|----------|

Construction            Concrete

**Additional Information**

Date Listed            March 19th, 2024  
Date Sold            April 17th, 2024  
Days on Market    29  
Zoning            CC-MH  
HOA Fees            0.00

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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