

\$349,900 - 5, 603 15 Avenue Sw, Calgary

MLS® #A2119355

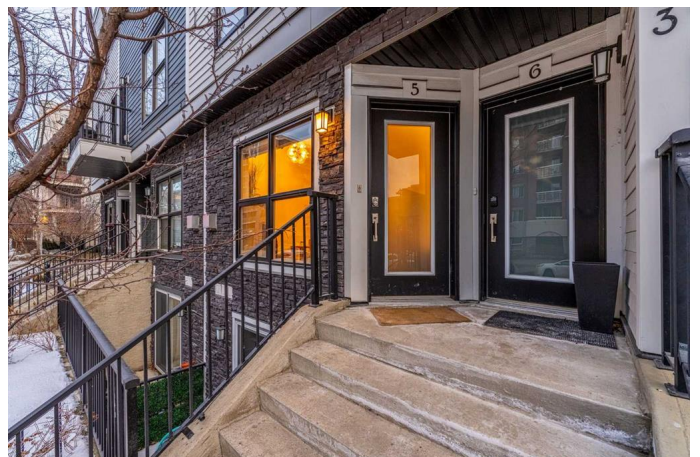
\$349,900

1 Bedroom, 1.00 Bathroom, 473 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Watch YouTube cinematic video for downtown living experience! Stylish 2-level walk-up townhome with ***1,043 sq ft of total living space on two levels*** in the heart of Calgary's downtown and its most exciting attractions! Welcome to Beltline! One block away from 17 Ave & 4 ST - the heart of the city! This home is perfect for a person living alone or a couple who is looking for that low maintenance lifestyle and wants something that's not too big, not too small. This walk-up home is ready for you to move into with its newer flooring and bright colors. Open floor plan on the main level with a corner gas fireplace and kitchen with granite counters and eating bar and dining room to the side. The lower level houses the primary bedroom with double doors leading to a private patio and walk-in closet, full bathroom, laundry plus a full size den. This set up with the bedroom being in the basement makes for a nice, quiet relaxing suite! If desired, this home can come fully furnished - approximately \$15,000 worth of new furniture & accessories purchased in 2022. So this western bohemian décor all set up and ready to go can be all yours! Underground parking stall and storage locker are included. Long term rentals are allowed and there will be an abundance of tenants wanting to rent this spectacular home! Chateau Falls is a complex with strong community vibes with friendly owners. The entire envelope of the building was redone a few years ago and this complex is



professionally managed. Unbeatable inner-city lifestyle - walk to Ship & Anchor pub, Blanco Cantina, Peppinos, Una Pizza, Betty Lou's speakeasy, D Spot Café and Reds Diner to name a few. Quick drive to Superstore, Stampede Grounds, easy access to McLeod. Come view this gem and get started on your exciting inner-city dream today!

Built in 1995

Essential Information

MLS® #	A2119355
Price	\$349,900
Sold Price	\$349,400
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	473
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

Community Information

Address	5, 603 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0R4

Amenities

Amenities	Secured Parking
Parking Spaces	1
Parking	Assigned, Parkade, Secured, Underground

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, City Lot
Roof	Membrane
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 11th, 2024
Days on Market	9
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.