

\$430,000 - 704, 108 15 Avenue Se, Calgary

MLS® #A2138089

\$430,000

2 Bedroom, 2.00 Bathroom, 1,306 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Outstanding opportunity in the heart of Calgary's Beltline! Welcome to the PENTHOUSE MULTI-LEVEL suite with stunning city views! This chic CORNER END UNIT condo boasts OVER 1300SQFT and awaits those seeking generous living space, affordability with the convenience of HEATED UNDERGROUND PARKING. Venturing up to the 7th floor, once you enter the unit you will be amazed at the space and PRIVACY this unit offers (featuring a 1 bedroom on the main floor and the LOFT primary bedroom on the 2nd floor). The spacious kitchen boasts a EXPANSIVE breakfast bar, ample counter space, and plenty of cupboards, making it a chef's delight (or the perfect place to stash all your takeout menus). You'll also appreciate the convenience of IN SUITE LAUNDRY and STORAGE, because you can never have enough storage! The sizeable dining area offers great additional space for those dinner gathering you've always dreamed on having. The cozy 3-sided fireplace perfectly sets apart the dining area and the OVERSIZED living room, complemented by towering 19' ceilings and magnificent 2-storey windows that flood the main floor of the unit with natural light. Enjoy the fresh air from not one, but TWO PRIVATE BALCONIES (one on the main floor and one PRIVATE ROOFTOP PATIO) - perfect for those moments when you need to dramatically sip your coffee while gazing into the distance. The 1st bedroom and a full 4-piece bathroom completes this level.



Journey upstairs to discover a spacious SECOND FLOOR. The second level features the LOFT primary bedroom with its own full ensuite as well as an expansive LOFT flex space which is such a versatile area (ideal work-from-home office or personal gym – the possibilities are endless)! You'll have peace of mind with a secure UNDERGROUND parking stall – say goodbye to the eternal hunt for street parking! Located just steps from the LRT, Saddledome, Uptown 17th Avenue, 1st Street, and Mission shopping and restaurants, you'll be in the heart of it all. The PET-FRIENDLY unit features NEW WINDOWS and PATIO DOORS (replaced in 2022), updated tile flooring, modern lighting (2023) and newer paint (2023). This unit is perfect for the urban professional(s) or for those who want to expand their real estate portfolio for this to be an executive rental. Don't miss out on this extraordinary living experience – it's calling your name louder than your alarm clock on a Monday morning!

Built in 2002

Essential Information

MLS® #	A2138089
Price	\$430,000
Sold Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	704, 108 15 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R9

Amenities

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

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, See Remarks, Three-Sided, Tile
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Concrete, Stone, Stucco

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 13th, 2024
Days on Market	9
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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