

# \$250,000 - 302, 1530 15 Avenue Sw, Calgary

MLS® #A2138954

## \$250,000

2 Bedroom, 1.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to this bright END UNIT, SOUTH facing, spacious 2 bedroom 3rd floor unit situated on a quiet, tree-lined street in Sunalta. Perfect for first-time home buyers or investors.

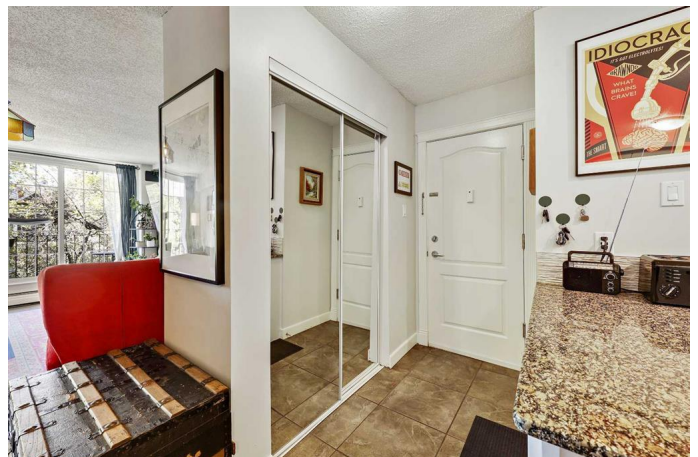
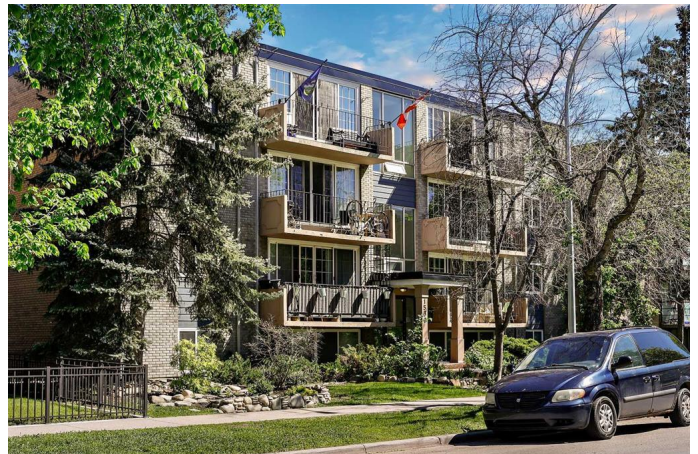
This home is in close proximity to schools (Connaught Elementary School, Mount Royal Middle School, Western Canada High School), parks (Royal Sunalta Green Park, Thomson Family Park, Sunalta Park), shopping (CORE shopping centre), bus routes (14 St & 14 Ave, 3 minute walk) and transit (Sunalta LRT Station, 10 minute walk), and the vibrant 17TH AVE with tons of restaurants, cafes, and nightlife. When you walk in, you'll notice the open concept kitchen with granite countertops, stainless steel appliances, and a breakfast nook. The living room features a cozy corner gas fireplace and french sliding doors to the south-facing balcony. With 852 sq ft of living space, this unit has 2 bedrooms, a 4 pc bathroom and IN-SUITE laundry. This property also comes with an outdoor stall in the back for parking. The respectable condo fees INCLUDE ELECTRICITY. If you are looking for a home that is affordable and close to everything, you won't be disappointed. Book your showing before it's gone!

Built in 1968

## Essential Information

MLS® # A2138954

Price \$250,000



|                |               |
|----------------|---------------|
| Sold Price     | \$270,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 854           |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 302, 1530 15 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0X9                 |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Laundry, Parking    |
| Parking Spaces | 1                   |
| Parking        | Alley Access, Stall |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                          |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                |
| # of Stories      | 4                                                                                               |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Roof              | Tar/Gravel |

Construction            Brick, Concrete

**Additional Information**

Date Listed            June 6th, 2024  
Date Sold            June 29th, 2024  
Days on Market    23  
Zoning            M-C2  
HOA Fees            0.00

**Listing Details**

Listing Office            eXp Realty

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