

\$384,000 - 28, 605 15 Avenue Sw, Calgary

MLS® #A2149672

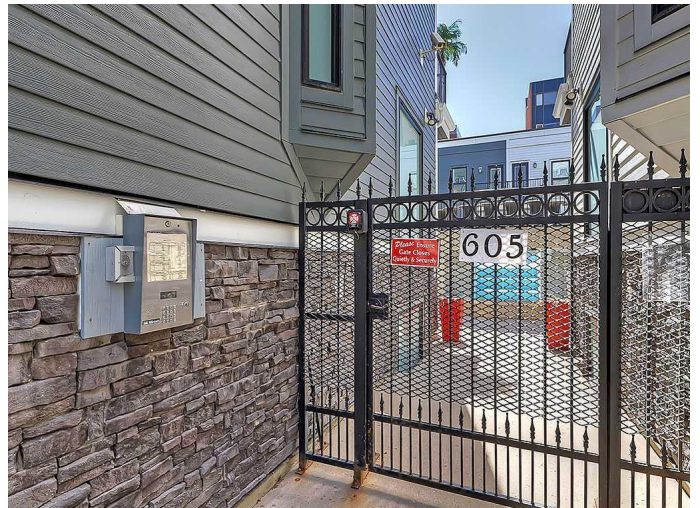
\$384,000

2 Bedroom, 1.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Chateau Falls. This Prime location in the Beltline offers immediate access to some of the trendiest locales our city has to offer being on the Red Mile and only steps from Mission/Cliff Bungalow amenities, shops and restaurants. Although located in an exciting location this property itself is an inside corner unit that's tucked away in a quiet location in the complex with additional gate security prior to your front door. This unit is a perfect investment opportunity that would be ideal for executive monthly+ rental or for anyone who just wants to simply move in and do nothing but live their best life! This fully renovated 2 bedroom unit feels brand spanking new and is being offered fully furnished with all art & decor on site. The open concept layout offers a spacious feel that is accented with the extra high 9ft ceilings and so much natural sunlight thanks to the many extra windows any corner unit should have. New high end VLP flooring throughout, all new stainless steel appliances including Samsung fridge, stove, dishwasher, microwave hoodfan & new stacked washer/dryer. The kitchen features granite countertops with luxury glossy laminate cabinets that stretch full height to the ceiling with tiled backsplash & breakfast bar. Large separate dining area is just steps from the kitchen. The living room features new pot lights as well as new fireplace with STONE surround & mantle ideal for the large TV. The master bedroom boasts his & her closets & lovely large private balcony. The main bath is



well lit and even has a skylight letting beautiful natural light in. The vanity with matching granite countertops with the same glossy laminate cabinets, new soaker tub/shower with tile surround & the vanity mirror is a Smart Mirror with makeup light & Bluetooth speakers. The 2nd bedroom features it's own a lovely balcony overlooking the fountain. There's only one neighbour to share a wall with & extra sound insulation was added for privacy, Newer energy efficient in-floor heat/water heater, assigned underground parking & extra external storage unit, lots of storage within the unit, overlooks the water fountain, 2 balconies, bike storage in parkade, in-suite laundry, electrical hookups for TV above fireplace, dimmers on living room & master bedroom pot lights, tiled entrance & electric heater at front entrance, LED lighting throughout. Complex has been recently updated with siding and windows replaced in 2014.

Built in 1995

Essential Information

MLS® #	A2149672
Price	\$384,000
Sold Price	\$360,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	823
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	28, 605 15 Avenue Sw
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Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0R4

Amenities

Amenities	Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Stone Counters, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	August 11th, 2024
Days on Market	27
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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