

# \$389,000 - 702, 235 15 Avenue Sw, Calgary

MLS® #A2158649

**\$389,000**

2 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this spacious (almost 1500 sq.ft.!!) PET-FRIENDLY, TWO-LEVEL CORNER UNIT PENTHOUSE condo with its gorgeous NW exposure and AMAZING VIEWS. Situated in a quiet concrete building located in the TRENDY INNER-CITY BELTLINE community this condo is perfect for anyone seeking an affordable downtown lifestyle or the saavy investor looking to add to their portfolio. The main level features a very spacious living room with wood burning fireplace, separate dining area and a large den/office that could function as a 3rd bedroom. You also have an updated open concept kitchen with a huge island, tile back splash, plenty of cupboard space, and stainless steel appliances. This level is completed with a half bath and a HUGE outdoor space that is perfect for relaxing and entertaining, offering plenty of room for seating and enjoying the downtown views. The luxurious flooring on the main level is an Armstrong Luxe Plank with rigid core technology, while the stairs and upper level are hardwood. The upper level features DOUBLE PRIMARY BEDROOMS, with the larger one having a walk-in closet and 4 piece ensuite and the 2nd bedroom also has a 4-piece ensuite. This level has an EVEN LARGER WRAP-AROUND balcony with spectacular views of downtown. Additional perks include a heated, UNDERGROUND parking stall and a large STORAGE UNIT, both with secure fob access. You will love the amount of storage that this home has, both in



the unit, the room off of the balcony and in the parkade. Executive Manor is in an excellent location just steps from the vibrant and ever growing restaurant scene and walking distance to the downtown core, MNP Community & Sport Centre, Elbow River and Bow River pathways and Stampede Park, not to mention SCOTIA PLACE, the new event centre coming to Calgary.

Built in 1981

### **Essential Information**

MLS® #	A2158649
Price	\$389,000
Sold Price	\$383,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

### **Community Information**

Address	702, 235 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7E4

### **Amenities**

Amenities	Parking, Elevator(s)
Parking Spaces	1

Parking	Parkade, Underground
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## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	7

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2024
Date Sold	October 24th, 2024
Days on Market	63
Zoning	CC-MH
HOA Fees	0.00

## Listing Details

Listing Office	The Real Estate District
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