

\$325,000 - 404, 108 15 Avenue Se, Calgary

MLS® #A2163066

\$325,000

2 Bedroom, 2.00 Bathroom, 804 sqft

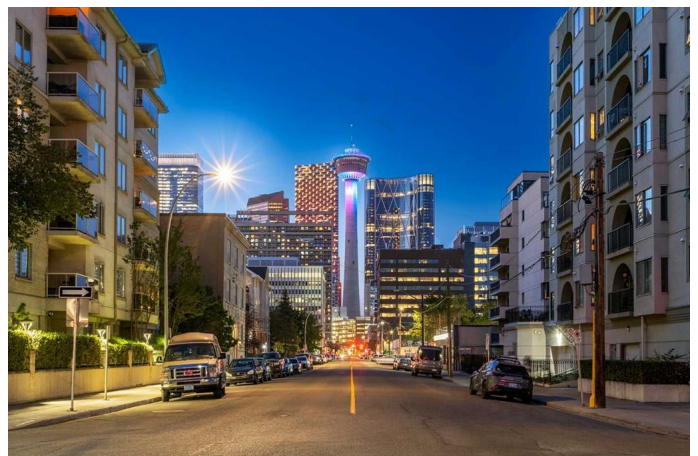
Residential on 0.00 Acres

Beltline, Calgary, Alberta

In the heart of downtown, this 2 bedroom, 2 full bathroom condo presents as a wonderful place to live or an incredible cash flow positive investment property. On the fourth floor of a concrete building, this mid size building offers the conveniences of condo living with a boutique feel. This layout is ideal with the bedrooms located on opposite sides, each with its own full bathroom. With fresh paint and laminate flooring throughout, this condo is move-in ready. Enjoy cooking and entertaining in the expansive u-shaped kitchen offering an abundance of cabinets and counter space. Opening up to the nook and living room, cozy up by the fireplace and stay in to watch a movie and relax. The double-sided fireplace extends into the primary bedroom, creating a warm and inviting space perfect for relaxation. The private patio lets you soak in all of Calgary's sunny days. This condo includes in-suite laundry with plenty of storage space as well as a titled parking stall in the underground, heated parkade. The walk score is excellent in this location with the new BMO Centre and Saddledome only a few minute stroll away, 17th Avenue shops and dining just down the street as well as a quick morning commute into the downtown core. This solid concrete building offers an exceptional opportunity to own property in vibrant Calgary.

Built in 2002

Essential Information



MLS® #	A2163066
Price	\$325,000
Sold Price	\$341,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	804
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	404, 108 15 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R9

Amenities

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

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	See Remarks
Construction	Concrete, Stucco

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 13th, 2024
Days on Market	7
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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