

# \$359,900 - 32, 605 15 Avenue Sw, Calgary

MLS® #A2165511

**\$359,900**

2 Bedroom, 1.00 Bathroom, 869 sqft

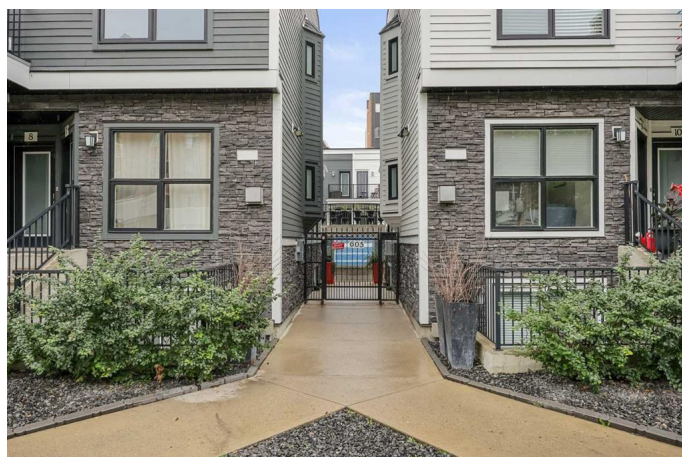
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Chateau Falls is a beautiful gated townhome community in the heart of Beltline - located on a quiet tree lined street yet walkable to all the amenities of Downtown Calgary. This beautiful unit has been renovated and boasts an open concept floorplan with soaring high ceilings and in floor heating! As you head into the private main floor entrance and go upstairs, you will be amazed by all the natural light beaming through the large windows and skylight. This unit has a great functional floor plan, a large kitchen with Quartz countertops and an eat up island and upgraded appliances including a gas range. There is a spacious living room and separate dining space as well as a balcony (with a newly finished deck) overlooking the beautiful water fountain in the courtyard. Down the hallway you will find the primary room which has a large walk in closet with built in shelving, and a spacious second bedroom with plenty of storage. The bathroom has duel sinks and has a stunning accent wall and new gold mirrors. This unit has its own Laundry, a new Hot Water tank, New paint including accent walls, a new heat exchanger, 2 AC units and heated underground parking with a private storage unit. This unit truly does not miss a mark, it offers style, safety, space and an amazing location to enjoy a comfortable lifestyle.

Built in 1995

## Essential Information



MLS® #	A2165511
Price	\$359,900
Sold Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	869
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

### **Community Information**

Address	32, 605 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0R4

### **Amenities**

Amenities	Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Other
Parking Spaces	1
Parking	Covered, Garage Door Opener, Heated Garage, Underground

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Gas Range
Heating	In Floor, Forced Air
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	See Remarks
Roof	Asphalt
Construction	Composite Siding, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 12th, 2024
Date Sold	October 3rd, 2024
Days on Market	21
Zoning	CC-MH
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.