

# \$400,000 - 606, 836 15 Avenue Sw, Calgary

MLS® #A2168109

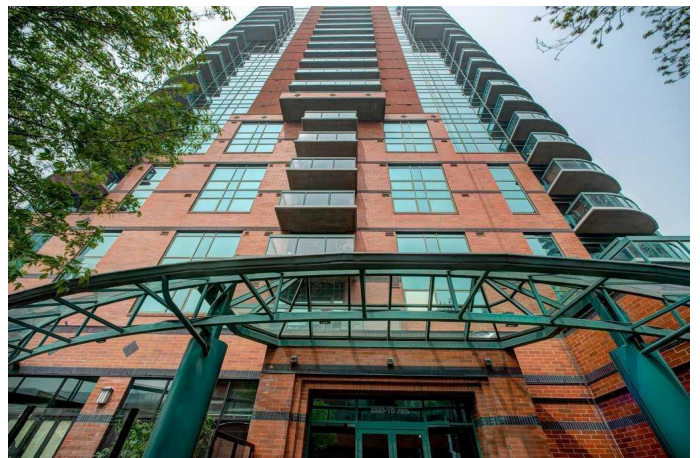
**\$400,000**

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Unit 606 - 836 15 Avenue SW, a stunning, renovated 2-bedroom, 2-bathroom condo in the heart of Calgary's vibrant Beltline community. With upgraded finishes and loads of extra storage, this unit offers the perfect blend of style, functionality, and urban living. High End Luxury Vinyl plank flooring throughout the home paired with a modern colour scheme invite you to relax. The updated Kitchen featuring white cabinetry, a modern backsplash, quartz countertops and LG stainless steel appliances is both beautiful and functional. The bright and airy living/dining area is designed for comfort, with large windows letting in natural light and providing stunning views of the city skyline from your couch. The spacious primary bedroom features a large walk through closet and ensuite bathroom with quartz counters and expansive mirrored cabinetry, you'll never run out of space here. The second bedroom offers flexibility as a guest room or home office and features additional closet or office storage and sits beside the 3 piece guest bathroom. Thoughtfully designed custom closets, built-in shelving and extra storage solutions throughout the unit provide plenty of space for all your belongings. Enjoy the added convenience of your own washer and dryer, making laundry days a breeze. Step outside to your private balcony to enjoy your morning coffee or relax with views of the Beltline and downtown Calgary. Secure underground parking, a fitness room, and a social lounge/



recreation room complete the urban living experience. This home is located just steps from Calgary’s best restaurants, cafes, shopping, and parks. With easy access to public transit and the downtown core, it’s the ideal home for professionals, downsizers, or investors looking for a move-in-ready property in a top location.

Built in 2004

**Essential Information**

MLS® #	A2168109
Price	\$400,000
Sold Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

**Community Information**

Address	606, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S2

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Recreation Room, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

**Interior**

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Fan Coil, Natural Gas
Cooling	None
# of Stories	23

**Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

**Additional Information**

Date Listed	September 25th, 2024
Date Sold	October 9th, 2024
Days on Market	14
Zoning	CC-COR
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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