

\$425,000 - 403, 820 15 Avenue Sw, Calgary

MLS® #A2168778

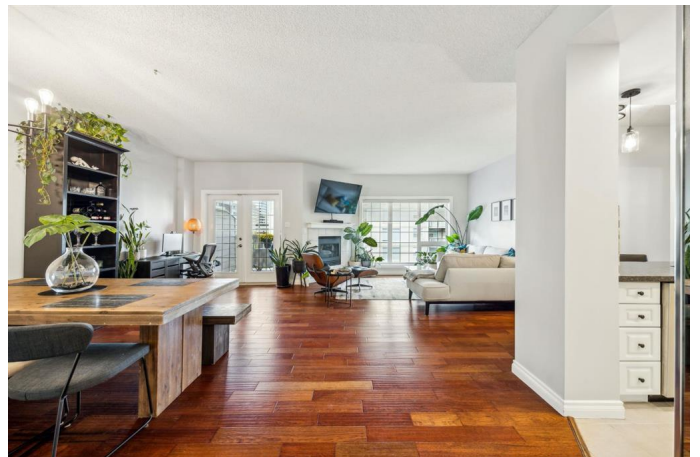
\$425,000

2 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Unit 403 at 820 15 Ave SW in the heart of downtown Calgary. || 2 BEDROOMS || 2 FULL BATHROOMS || 2 BALCONIES || TITLED PARKING (+ extra parking available for rent) || PET FRIENDLY (with board approval) || Nestled on the fourth floor, this exceptionally large (nearly 1200 sqft - larger than some detached bungalows in the city), 2-bedroom, 2-bathroom condo is ideally located close to the vibrant 17th Ave and downtown core, offering the best of urban living. Recently RENOVATED to ensure contemporary comfort, this unit stands out with its pristine aesthetic and modern amenities. The dishwasher and induction range stove, along with an oven, were both replaced last year, coinciding with the tasteful updates to the ceilings. Upon entering, you are greeted by a tile entryway that extends into a functional open concept space. The seamless transition between the kitchen and living areas creates a welcoming environment perfect for both daily living and entertaining. The kitchen boasts modern appliances and stylish features, making meal preparation a delight and a proper PANTRY. The thoughtful layout of the condo ensures privacy and convenience, with the bedrooms strategically placed to provide a serene retreat from the busyness of the city. Both bathrooms reflect updated fixtures and finishes, enhancing the overall luxury of the unit. This condo not only offers an elegant living space but also places residents in a dynamic neighbourhood with easy access to



trendy shops, dining options, and entertainment venues, making it an urban dweller's dream.

Built in 1995

Essential Information

MLS® #	A2168778
Price	\$425,000
Sold Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	403, 820 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0S1

Amenities

Amenities	Other
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Induction Cooktop

Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 7th, 2024
Days on Market	11
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.