

# \$219,900 - 101, 1534 15 Avenue Sw, Calgary

MLS® #A2171470

**\$219,900**

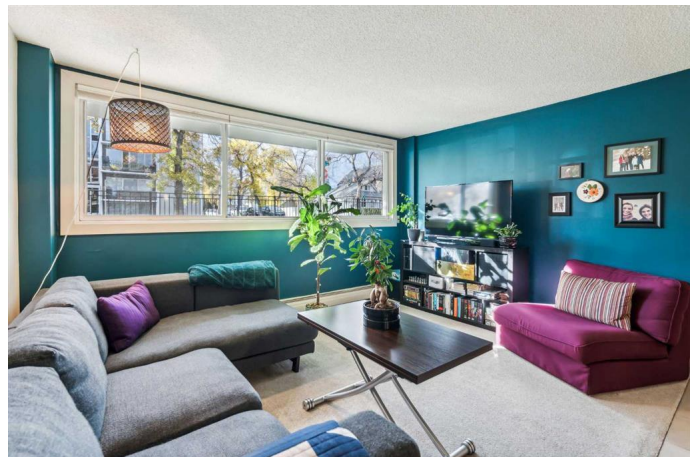
2 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

OPEN HOUSE SAT OCT 12 - 12-2PM |

Undeniable value with this beautiful 2-bedroom condo with parking on an idyllic tree-lined street in charming Sunalta. This condo is located in a 4-storey building that is well managed and has been meticulously maintained inside and out, making this a sound investment for a savvy investor or first-time homebuyer. The second bedroom works well for a roommate or home office for days when you donâ€™t need to walk to work from this beautiful location â€“ Note the walk score of 98. Fully retrofitted in 2007, this building offers great value and an attractive location, close to the c-train, 17th Avenue and every amenity imaginable. This South-facing condo features an expanse of windows in the living room making it feel bright and spacious, unlike many other ground floor condos. The kitchen is huge and features stainless steel appliances, granite countertops with breakfast bar and seating for five. Full height oak stained cabinets and an abundance of storage make this kitchen feel like that of a single-family home. The living room and bedrooms features high grade carpet. The primary bedroom features a ceiling fan, large window and additional full height wardrobe closets that will remain. The bathroom offers vessel sink, granite countertops and tiled shower with basin tub. In-suite laundry including washer and dryer and assigned parking stall round out this unique opportunity. Must be seen in person to truly appreciate the pristine condition



and charm of this rare offering. Book a viewing today before itâ€™s too late!

Built in 1968

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2171470      |
| Price          | \$219,900     |
| Sold Price     | \$217,500     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 694           |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 101, 1534 15 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X9                |

**Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 1                           |
| Parking        | Assigned, Off Street, Stall |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                    |
| Heating           | Hot Water  |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Roof              | Tar/Gravel                    |
| Construction      | Brick, Concrete, Vinyl Siding |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 9th, 2024  |
| Date Sold      | October 26th, 2024 |
| Days on Market | 16                 |
| Zoning         | M-C2               |
| HOA Fees       | 0.00               |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Rimrock Real Estate |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.