



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

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202, 1029 15 Avenue SW
Calgary, Alberta

MLS # A2257404



\$344,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: None

PRICE IMPROVEMENT!!! You love urban living, so being able to live at The Lucida, a BOUTIQUE RESIDENCE, means you don't have to sacrifice your STYLISH MODERN tastes with affordable living (under \$400,000!). Balancing living your best social life with being close to work, the location here is unparalleled. With a rare perfect 100 WALK SCORE, you instantly have access to all the walkable amenities right at your fingertips: GROCERIES (5 mins), Canadian Tire (5 mins), DOWNTOWN CORE (15 mins), or truly experience some of Calgary's Best Food and Entertainment scene on 17th Ave SW in as little as 3 min walk! Treat yourself after a hard day of work indoors, and especially maximize a hot summer day walking to MADE BY MARCUS for some of the best ice cream in town! Need to stretch or exercise with your furry friend? Head to TOMKINS PARK (5 min walk) where many consider to be the heart of 17th Ave SW where the urban vibe is unmatched! If you do need to leave your TRUE INNER CITY LIFESTYLE, you have superior access to Crowchild Tr, 14 St, Macleod Tr, and Deerfoot Tr. When you're not out making new connections, or rekindling old ones, you can be proud of your new home. From the contemporary two-tone kitchen with QUARTZ COUNTERS, GAS RANGE, CHIMNEY HOOD FAN, to the durable hand-scraped hardwood floors. Imagine hosting pre-drinks at your place before you and your clique paint the town red, you'll have plenty of space in your OPEN CONCEPT home, as well as privacy on your quiet (away from the busier street on 15th Ave SW) 130 sq ft balcony. There is a ton of NATURAL LIGHT pouring into your home, since the exposure is SOUTH FACING and comes from the FLOOR TO CEILING doors from the living room, and also accessible from the primary bedroom to the balcony. Along

with the DUAL VANITIES in your 5pc Ensuite and FULL SIZED IN-SUITE LAUNDRY completes the vision of no compromise when it comes to function and style. Don't miss your chance to make this lifestyle your reality… come see this home today!