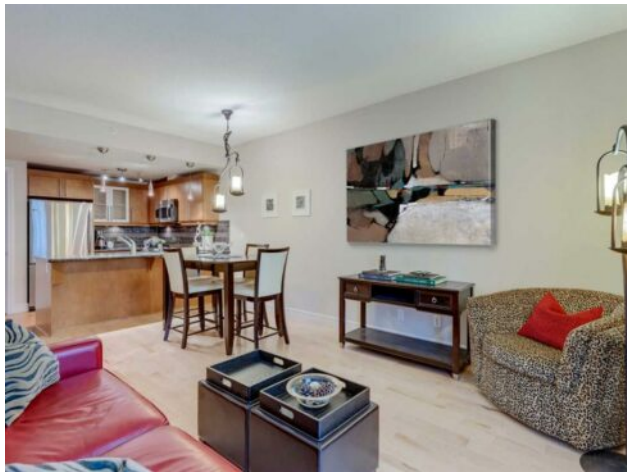


**206, 817 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2261279**



**\$344,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 701 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Secured, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                 |                   |                 |
|--------------------|-------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                                        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Cork, Vinyl Plank                               | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Rubber                                          | <b>Condo Fee:</b> | \$ 510          |
| <b>Basement:</b>   | -                                               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                                 | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Open Floorplan |                   |                 |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Best location in the Beltline. This larger 1 bedroom unit will keep you safe & sound downtown in a prestigious building with concierge services and amenities. This unit offers a spacious entry featuring a double closet for outerwear, cushioning cork flooring with superior thermal & acoustic insulation, and a private DEN to write your next book or relax before heading out into the vibrant city. The full kitchen has a timeless design including a sophisticated glass panel cabinet to highlight special glassware, storage pantry, undermount lighting as well as recessed electrical outlets. ALL appliances are still like new having been rarely used & as well as washer/dryer. [Owners did not live here fulltime but used the space for stop-overs in Calgary. They appreciated the security in this ideal location just steps away from shopping and within walking distance to sports & Stampede] Inviting living room is open concept & full balcony spans across the living room and bedroom with glimpses of the sky north & south. The bedroom is almost 12'x12' with deep double closets & full of natural light. A traditional 4-pce bathroom has plenty of space and this unit also offers multiple storage closets as well as EXTRA separate storage in the parking garage. You will appreciate Central A/C & 3 elevators within the building as well as thoughtfully designed stairwells. Titled parking is included & pets are welcome with approval.