

1907, 836 15 Avenue SW  
Calgary, Alberta

MLS # A2260084



**\$405,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 740
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters		

**Inclusions:** NONE

All right , here is what you have been looking for i'm betting, a solid concrete building that is so close into downtown and the shops and services of 17 av SW , drug stores, grocery stores, super nice gym, Tompkins Park all within easy walking distance. This 19 th floor condo has a very wide open floor plan and shows just excellent, move in ready and what a view from all the rooms in this home. Floor to ceiling windows let in tons of light and i know you are going to love the size of all the rooms, not just the main living rooms but also the spacious bedrooms. The large foyer and entryway feature tile floors all the way into the living area that has perfect hardwood floors all the way through. easy upkeep. The kitchen has a good sized eating area with granite counters and abundant cabinetry plus high end stainless steel appliances, go crazy here with your culinary creations.this building comes with a full sized gym and a cozy rec room with pool table and and a extra large foyer plus a concierge during the week to handle parcel deliveries and any other building related issues plus a titled underground parking stall with a storage unit in front of it..And we do not have to talk about the 180 degree views that you can't help but notice and this unit has a huge balcony to enjoy. This high end home is ready to move right into and is available for quick possession.