

**507, 114 15 Avenue SW**  
**Calgary, Alberta**
**MLS # A2204141**

**\$354,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 728
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

Exceedingly spacious 2 bedroom, 2 bathroom unit on a quiet treelined street within walking distance to the LRT Station, downtown, the stampede grounds, the MNP Sports Centre and both 4th Street and 17th Ave for unlimited nightlife, dining, cafes, pubs, diverse shops and much more! After all of that adventure come home to a quiet sanctuary. The grand open floor plan has almost 1,300 sq. ft. of well thought out space. Culinary adventures await in the large kitchen featuring a plethora of full-height maple cabinets and a raised breakfast bar on the peninsula island to casually gather. Host larger events in the adjacent dining room with clear sightlines into the relaxing living room, perfect for entertaining. The sunny south-facing balcony is covered giving protection from the elements during your peaceful morning coffees, summer barbeques and lazy weekends lounging. You can even watch the stampede fireworks from the comfort of this great outdoor space! The primary bedroom is huge with ample space for king-sized furniture and is equipped with a large walk-in closet and a 4-piece ensuite, for ultimate privacy. Elegant French doors lead to the second bedroom ideally located across the hall from the second 4-piece bathroom. The foyer includes a massive walk-in closet to one side and an enclosed laundry room with loads of additional storage on the other side. Heated underground parking further adds to your comfort and convenience. This bright and inviting unit is in an exceptional inner-city location yet tucked away on a quiet street making it perfect for young professionals, first-time buyers or investors! Book a showing to come to see for yourself!