

780-380-6207  
meghan@meghanrobinson.net

1107, 1330 15 Avenue SW  
Calgary, Alberta

MLS # A2209554



**\$284,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Breakfast Bar, Elevator, Granite Counters, Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 625

**LLD:** -

**Zoning:** CC-COR

**Utilities:** -

**Inclusions:** None

This spacious 2 bed corner unit is located in the Wellington Estates building and offers unobstructed Mountain Views from the huge West facing balcony. The open floor plan consists of high ceilings, new laminate flooring (2024) and large windows that bring in tons of natural sunlight. The kitchen is an entertainers delight with upgraded S/S appliances, custom cabinets, tiled backsplashes, granite countertops and a large center breakfast bar that overlooks the separate dining area and large living room that grants access to the balcony. The oversized master bedroom has ample closet space and direct access to the balcony. Completing this well cared for unit is a 2nd bedroom, 4pc bath plus a good sized laundry room with a full sized washer/dryer and extra storage. Additional bonuses: ALL Utilities included in the condo dues plus one assigned U/G parking stall (#45) and secured building access. Located in the heart of Beltline and steps away from 14st, Vibrant 17ave restaurants, shops, City transit/LRT and a short walk to the DT core. Inner City living at its best.