

403, 1108 15 Street SW
Calgary, Alberta

MLS # A2183754



\$340,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunalta | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 876 sq.ft. | Age: | 2005 (19 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 768 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | M-H1 |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Chandelier, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: n/a

Welcome to this bright and sunny, well-maintained top floor (4th floor) unit with unobstructed downtown city views. This 2 bed/ 2 bath unit provides an open concept living and a split bedroom floor plan. The unit features radiant in-floor heating, oak hardwood floors, fireplace, pre-wired surround sound, and a pre-wired security system. The kitchen offers SS appliances, a raised eating bar, and leads to a balcony that looks towards the downtown core. The master bedroom features a walk-in closet and a 4 piece ensuite. Condo has all new window in the master bedroom. A Titled Underground Parking and separate storage are included too. Located in the popular community of Sunalta, walking distance to the Sunalta C-Train Station, bus stations, shopping, restaurants, and Calgary's popular 17th Ave. Easy access to Crowchild Trail.