

302, 1029 15 Avenue SW
Calgary, Alberta

MLS # A2194517



\$412,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	811 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 742
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

Inclusions: 2 TV Wall Mounts, Floating shelf in living room

Welcome to The Lucida! Discover this stunning, mint-condition 2-BEDROOM, 2-BATHROOM condo in a unique boutique-style building. Built in 2015, this 811 sqft open-concept unit features MODERN FINISHES and beautiful walnut-engineered HARDWOOD floors. The dream kitchen is equipped with European cabinetry, soft-close drawers, a spacious central island, a step-in pantry, high-end stainless steel appliances—including a gas range—and elegant white quartz countertops. The floor-to-ceiling windows showcase the unit’s sunny SOUTH EXPOSURE and lead out to a massive FULL-LENGTH DECK accessible from both the living room and the primary suite. The primary bedroom serves as a perfect retreat with a walk-through closet that leads to a lovely 5-PIECE ENSUITE featuring dual sinks, stylish cabinetry, a generous soaker tub, and a separate walk-in shower. The large and versatile SECOND BEDROOM, located across the hall from a handy 4-piece bathroom, is ideal for guests, roommates, or a home office. Convenience is prioritized with IN-SUITE LAUNDRY, heated and TITLED UNDERGROUND PARKING, and a handy STORAGE LOCKER in the parkade. The building boasts top-quality green construction, featuring gip-crete concrete between floors and extra soundproofing between walls. Experience the pinnacle of urban living at 302-1029 15 AV SW, a prime location just a short walk from trendy coffee shops, restaurants, and pubs and near the downtown core - luxury meets convenience in Calgary’s vibrant Beltline.