

# \$325,900 - 1, 601 15 Avenue Sw, Calgary

MLS® #A2167248

## \$325,900

2 Bedroom, 1.00 Bathroom, 428 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

LOCATION!!! AMAZING INVESTMENT as a revenue property or live in. Spacious unit (2 levels), total 900 sq ft. Bright corner unit STEPS FROM 17 Ave and the RED MILE!!, Windows on TWO sides and hardwood throughout the main living room and kitchen area. Corner gas fireplace, large dining area and well planned kitchen. Lower level has two large bedrooms. Master has a private patio and MASSIVE walk-in closet. Downstairs laundry room and furnace/storage room. AMAZING LOCATION one block behind Calgary's hottest bars and restaurants. One UNDERGROUND HEATED assigned parking spot and storage locker. A GREAT investment opportunity!

Built in 1995

### Essential Information

MLS® #	A2167248
Price	\$325,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	428
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey



Status Active

### Community Information

Address 1, 601 15 Avenue Sw  
Subdivision Beltline  
City Calgary  
County Calgary  
Province Alberta  
Postal Code t2r 0r4

### Amenities

Amenities None  
Parking Spaces 1  
Parking Assigned, Underground

### Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Master Downstairs, See Remarks  
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Courtyard, Private Entrance, Uncovered Courtyard  
Lot Description Back Lane  
Roof Tar/Gravel  
Construction Mixed, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 19th, 2024  
Days on Market 176  
Zoning CC-MH

## Listing Details

Listing Office

Exclusive Home Sales (1973)Lt



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