

# \$259,900 - 302, 1524 15 Avenue Sw, Calgary

MLS® #A2177432

**\$259,900**

2 Bedroom, 1.00 Bathroom, 881 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to the Venetian! A peaceful corner of the vibrant downtown Calgary.

Discover affordable living in this large two-bedroom condo boasting an inviting south-facing balcony with an abundance of natural light. Renovation was done back a few year ago, newer kitchen, including stainless steel appliances, long kitchen counter, modern cabinets and pantry, High end Vinyl flooring throughout the whole unit. The open concept floor plan allows for a comfortable living and dining area, providing an ideal space for hosting intimate gatherings or casual meals.

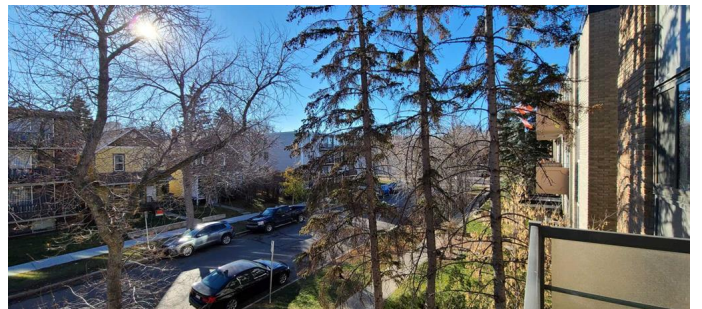
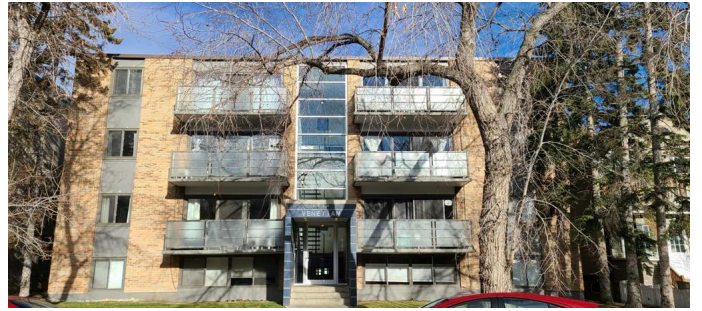
Huge balcony with glazed glass overlooks the tree-lined streets. Unassigned parking stalls are available at the rear of the building and lots of free on-street parking.

The famous Western Canada High School is the designed high school for this area!

Enjoy easy access to 17 Avenue, Crowchild Trail, 14th Street, and the West Sunalta LRT station.

The neighborhood has high walk scores, a stones throw away from paths, parks, pubs, restaurants and public transportation. You can easily connect to all the cultural, entertainment, and business hubs that downtown Calgary has to offer. This truly is a gem you do not want to miss!

Condo allows 2 cats or 2 dogs. Coin-operated laundry room on the lower level and in unit laundry can be installed with board approval.



Built in 1969

## Essential Information

MLS® #	A2177432
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	881
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	302, 1524 15 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X9

## Amenities

Amenities	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Off Street, Stall, Unassigned

## Interior

Interior Features	Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Electric Stove, Range Hood
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Flat
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	November 8th, 2024
Days on Market	148
Zoning	M-C2

## Listing Details

Listing Office           YMK Real Estate & Management Inc.

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