

203, 108 15 Avenue SE
Calgary, Alberta

MLS # A2170852



\$345,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	814 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

This well-sought-after unit, situated on the Second floor of The Solarium building, offers two bedrooms, The Bathroom features a full-sized stand-up shower with access to the primary room, unit also features private in-suite laundry and ample closet and storage space. The kitchen provides generous counter space, numerous cabinets, and a pantry, while the open-concept layout is accentuated by copious natural light entering through the expansive windows and upgraded engineered hardwood flooring (both updated in 2021). During warmer months, enjoy entertaining on the oversized deck off the living room facing east and an additional balcony off the dining room equipped with a gas line, facing south, while a gas fireplace provides warmth during cooler months. The location boasts an excellent walk score, with the new BMO Centre and Saddledome a brief walk away, along with 17th Avenue shops and dining nearby, and convenient access to the downtown core. Building near C-Train will make your morning commute a dream. This solid concrete building presents an exceptional opportunity to invest in property within the dynamic city of Calgary.