

# \$299,000 - 307, 108 15 Avenue Se, Calgary

MLS® #A2223576

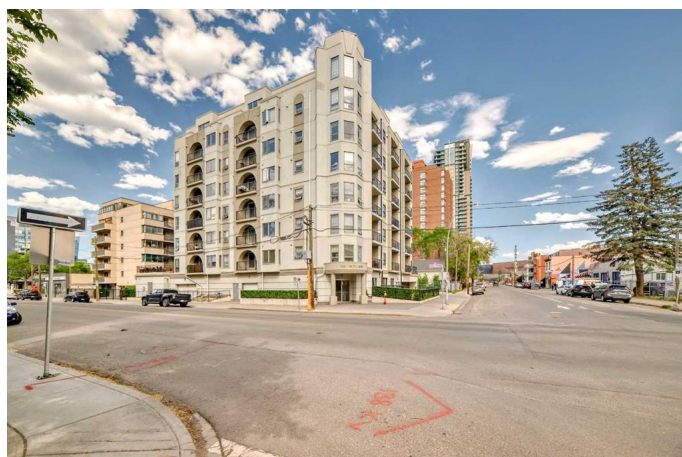
**\$299,000**

2 Bedroom, 1.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Solid 'CONCRETE' investment at THE SOLARIUM. This 3rd floor, NW facing, 2 Bedroom 'TURRET' has ONE OF THE BEST CITY VIEWS in the building! It's easy to see why this BRIGHT AND OPEN floor plan (824 ft<sup>2</sup>) has been a buyer favourite for years! ISLAND KITCHEN with stainless appliances and maple stained flat cabinetry. OPEN Dining Room with sliding glass doors to SUNNY WEST BALCONY (gas outlet for BBQ). Corner GAS FIREPLACE in Family Room. Hardwood flooring in living areas. OFFICIAL WALK SCORE OF 96, BIKE SCORE OF 94! Separate laundry room/storage room with NEWER (2024) stacked W/D. RECENTLY PAINTED. TITLED, SECURE, HEATED UNDERGROUND PARKING (Painted Stall #79). Reasonable condo fee, several visitor parking stalls and excellent reserve fund. Walking distance to Stampede LRT station, Downtown core, the NEW BMO convention Centre, the proposed Hockey Arena. 10 minute walk to Mission district, MNP fitness Centre and Elbow River pathways. DON'T FORGET TO VISIT OUR 3D TOUR AND FLOORPLAN!



Built in 2002

## Essential Information

MLS® #                      A2223576

Price                        \$299,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 824               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 307, 108 15 Avenue Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G5R9                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled, Underground                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s)   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 7  |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Concrete, Stone, Stucco |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 40             |
| Zoning         | CC-MH          |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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