

**1010, 1304 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2211029**



**\$229,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,100
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Elevator, Quartz Counters		

**Inclusions:** N/A

Welcome to this bright and spacious 2-bedroom unit located on the 10th floor of the desirable West Bow condo. With an east-facing exposure, you'll enjoy beautiful morning sunlight and sweeping downtown views from your private balcony. This well-maintained unit offers a functional layout with generous living and dining areas, a galley-style kitchen, and two comfortably sized bedrooms—ideal for professionals, students, or those looking to downsize without compromising on location. Residents of West Bow enjoy the convenience of a secure, concrete high-rise with elevator access, professional management, and a prime location just steps from downtown amenities, shopping, transit, and the river valley. Whether you're relaxing at home or exploring all that Calgary has to offer, this 10th-floor unit combines comfort, convenience, and stunning views, one underground parking spot and storage locker, in one fantastic package.