

# \$339,900 - 26, 605 15 Avenue Sw, Calgary

MLS® #A2207903

**\$339,900**

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Chateau Falls—a gated townhouse complex perfectly situated in the heart of the Beltline, just steps from the shops and restaurants of 17th Avenue and walking distance to downtown. This bright and spacious top-floor corner unit offers a bungalow-style layout with vaulted ceilings and in-floor heating throughout. The white kitchen features stainless steel appliances, a breakfast bar, and flows into the dining area and living room complete with a gas fireplace. The south-facing primary bedroom includes a generous closet, its own balcony, and a cheater door to bathroom with skylight. A second bedroom with private balcony overlooking the courtyard fountain and convenient in-suite laundry complete the well-designed floor plan. Additional features include a new AC unit and heat pump in the primary bedroom, a newer 75-gallon hot water tank, and updated trim and plugs throughout. The unit also comes with an underground parking stall and storage locker and there is a bike storage area in the parkade. This pet friendly complex allows 2 pets per unit with board approval. Chateau Falls has a prime location close to the amenities of 17th Avenue and 4th Street- don't miss out!

Built in 1995

## Essential Information

MLS® #

A2207903



|                |               |
|----------------|---------------|
| Price          | \$339,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 920           |
| Acres          | 0.00          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 26, 605 15 Avenue Sw |
| Subdivision | Beltline             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2R 0R4              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Other, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Parkade, Stall, Underground            |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Storage, Skylight(s)          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | In Floor  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Tile, Mantle  |
| # of Stories      | 4   |
| Basement          | None  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
|-------------------|--------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Landscaped, Private, See Remarks |
| Roof            | Tar/Gravel                                  |
| Construction    | Composite Siding, Stone, Wood Frame         |
| Foundation      | Poured Concrete                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 15              |
| Zoning         | CC-MH           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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