

# \$324,900 - 26, 605 15 Avenue Sw, Calgary

MLS® #A2207903

**\$324,900**

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

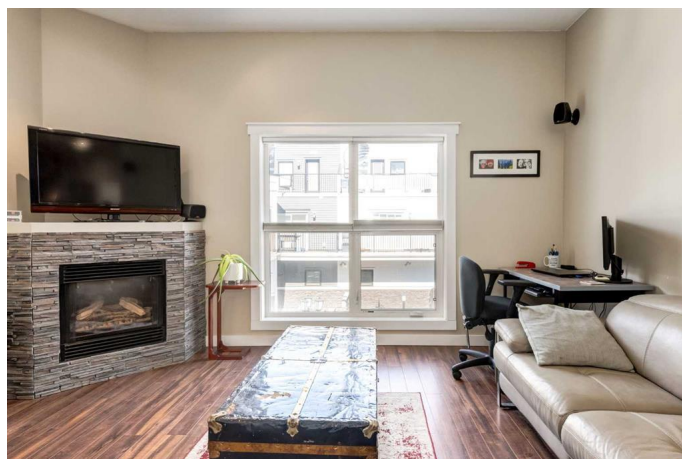
Welcome to Chateau Falls—a gated townhouse complex perfectly situated in the heart of the Beltline, just steps from the shops and restaurants of 17th Avenue and walking distance to downtown. This bright and spacious top-floor corner unit offers a bungalow-style layout with vaulted ceilings and in-floor 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- donâ€™t miss out!

Built in 1995

## Essential Information

MLS® #

A2207903



Price	\$324,900
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, Mantle, Tile
# of Stories	4
Basement	None

### Exterior

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

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

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	99
Zoning	CC-MH

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.