



GRASSROOTS
REALTY GROUP

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704, 706 15 Avenue SW
Calgary, Alberta

MLS # A2234256



\$259,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	767 sq.ft.	Age:	1964 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: NA

Welcome to the Euro Condos in the heart of Beltline. This end unit tastefully renovated condo has an open floor plan with floor to ceiling west facing windows offering views of downtown and stunning sunsets. Kitchen with white cabinets, granite countertops, stainless steel appliances, breakfast bar leads to a large bright living room and dining room. Two spacious bedrooms, a 4- pc bathroom with granite vanity, soaker tub as well as washer and dryer. Condo fees include ALL utilities. Long term tenant of 6 years has lease till April 30,2026. Great opportunity for INVESTORS or buyer wanting a renovated unit in the Beltline.