



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 620 15 Avenue SW
Calgary, Alberta

MLS # A2236307



\$209,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Soaking Tub		

Inclusions: N/A

Discover urban living in this updated 1-bedroom, 1-bathroom condo, ideally located just steps from Calgary's vibrant 17th Avenue. This south-facing unit is perfect for first-time buyers, investors, or young professionals seeking a move-in ready home in one of the city's most desirable downtown locations. Inside, you'll find a welcoming layout featuring a kitchen with maple cabinets, black appliances, a breakfast bar, and an open-concept living and dining area. Recent updates include newer vinyl plank flooring and tile throughout, adding a fresh and modern feel. The bedroom is good size, featuring a storage nook and closet that also has in-suite washer and dryer for your convenience. The 4-piece bathroom includes a full tub. There's also a front entry storage closet to help keep things organized. Enjoy the convenience of assigned parking, vinyl windows, and a location that puts everything at your fingertips — walk to the C-Train in 8 minutes, or hop on one of several nearby bus routes. The Saddledome, Stampede Grounds, grocery stores, cafés, parks, and more are all within reach. This pet-friendly building makes it easy to bring your furry companions along, and with parks and walking paths nearby, it's ideal for pet owners. A fantastic opportunity to own a low-maintenance condo in one of Calgary's most sought-after urban neighbourhoods!