



GRASSROOTS
REALTY GROUP

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304, 620 15 Avenue SW
Calgary, Alberta

MLS # A2236321



\$214,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	614 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, Soaking Tub		
Inclusions:	None		

Welcome to this stunning, beautifully updated one-bedroom, one-bathroom condo, perfectly located for those who love vibrant city living. Featuring in-suite laundry, with updated paint, flooring throughout & countertops this home offers a fresh, modern feel with an open-concept layout that's perfect for both relaxing and entertaining. Nestled on the 3rd floor overlooking the south facing street you'll enjoy peace and quiet along with fantastic natural light coming off your private balcony. The spacious living area seamlessly flows into the kitchen, making the most of the space. Convenience is key with assigned parking, so you never have to worry about finding a spot. You'll also love the short walk to trendy 17th Avenue, known for its eclectic shops, restaurants, and nightlife, as well as proximity to the Saddledome and Stampede Grounds; Ideal for sports fans and concert-goers alike. Commuting is a breeze with a seven minute walk to the C-Train, providing quick and easy access to the rest of the city. This condo is perfect for anyone looking for a move-in ready home in one of Calgary's most sought-after locations. Don't miss your chance to own this gorgeous condo. Schedule a viewing today!