



GRASSROOTS
REALTY GROUP

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

101, 620 15 Avenue SW
Calgary, Alberta

MLS # A2236354



\$199,999

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 606 sq.ft. | Age: | 1970 (55 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 460 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | CC-MH |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, Soaking Tub | | |

Inclusions: None

Centrally located & nicely updated south facing 1 bedroom condo just 2 blocks from 17th Avenue! The open plan presents new vinyl plank flooring, freshly painted and new countertops. Showcasing a spacious living room with enough space for a computer desk & perfect for those work-from-home days. The kitchen is open to the living area & features maple cabinets, ample counter space & stainless-steel appliances. A cozy dining area is adjacent to the kitchen. Completing this condo is a spacious bedroom with double closets, a 4 piece bath, convenient in-suite laundry & one assigned parking stall. The location can't be beat & steps to 17th Avenue restaurants & cafes & close to shopping, public transit & walking or biking distance to downtown. Immediate possession is available! Please note this unit is entirely below grade.