

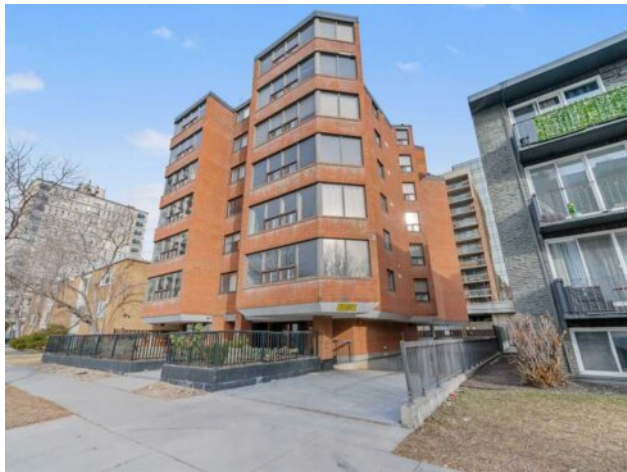


GRASSROOTS
REALTY GROUP

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503, 626 15 Avenue SW
Calgary, Alberta

MLS # A2258219



\$175,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 832
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Tremendous opportunity waiting for you... Welcome to The Mariposa, a quiet and well-maintained concrete building perfectly located for vibrant inner-city living, easy access to luxuries and amenities. This spacious 2 Bedroom + Den end unit is filled with natural light thanks to its abundance of south-facing windows, creating a warm and inviting atmosphere. Discover a perfect starter home, investment property or downsizing opportunity. Inside, you'll enjoy the convenience of open-concept living with a spacious office/flex space area, a large dining space, and a cozy living room seamlessly connected to the kitchen, which features a practical eat-up bar—perfect for casual dining or entertaining. The unit also offers in-suite laundry and a well-designed floor plan that maximizes both comfort and functionality. To top it off, you'll have the security and convenience of underground heated parking included in the condo fees—a rare and valuable bonus considering the location. The Mariposa also offers a stunning 360° rooftop patio, offering panoramic city views. It's the perfect spot to take in fireworks from the Stampede Grounds, enjoy the BBQ's with friends, family and furry family. Located just steps from 17th Avenue, you have trendy restaurants, cafés, shops, and amenities at your doorstep. Also walking distance to Western Canada High School and surrounded by excellent transit options, making it ideal for both students and professionals. With its exceptional layout, unbeatable location, and quiet concrete construction, this condo offers the perfect blend of urban lifestyle and everyday convenience. Call your favourite agent today for your private viewing of this beauty - don't miss your opportunity at this outstanding price.

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