



104, 620 15 Avenue SW  
Calgary, Alberta

MLS # A2269403



**\$176,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	606 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** All goods are sold as is

Welcome to this well-appointed 1-bedroom condo offering exceptional value in the heart of the Beltline. This below-grade unit features an open floor plan with a spacious living area, ideal for both relaxing and working from home. The kitchen is open to the living room and includes maple cabinetry, ample counter space, and stainless-steel appliances. The bedroom is generously sized with double closets, while a 4-piece bathroom and in-suite laundry provide everyday convenience. One assigned parking stall (#17) is included. The building is ideally located just steps from 17th Avenue's shops, restaurants, and entertainment, and within a short walk to the CTrain (4 Street SW Station, TD Free Fare Zone). Nearby parks include Central Memorial Park, Courthouse Park, and Beaulieu Gardens. A great opportunity for first-time buyers or investors looking to add value and enjoy downtown living at its best.