

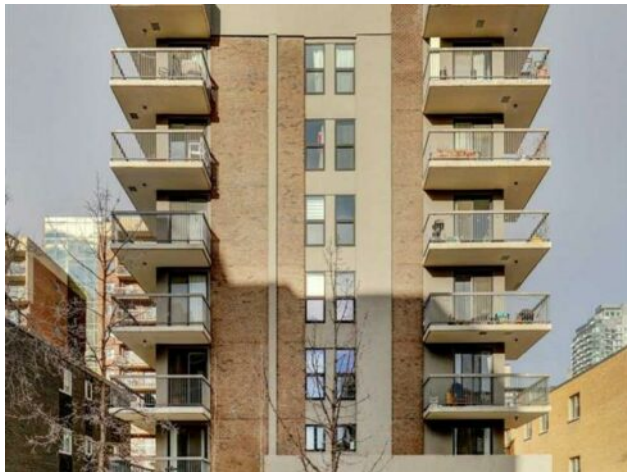


GRASSROOTS
REALTY GROUP

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802, 616 15 Avenue SW
Calgary, Alberta

MLS # A2277753



\$289,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	958 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 748
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Enjoy relaxed urban living in this bright top-floor corner unit, perfectly positioned just one block from the trendy 17 Avenue District. Set in a quiet concrete building with only four units per floor, this updated condo offers 958 sq. ft. of well-designed living space with 2 bedrooms and 1 bathroom. The primary bedroom is generously sized with plenty of room for a king size bed and the second bedroom is ideal for guests or a home office. The spacious living room features a cozy wood-burning fireplace and opens onto an enclosed wraparound balcony, ideal for year-round enjoyment. Freshly painted with a new vented stove, in-suite laundry, plus secure underground parking and a separate storage locker for added convenience..