



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: -

Water: -

Sewer: -

Condo Fee: \$ 748

LLD: -

Zoning: CC-MH

Utilities: -

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: Poured Concrete

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..