



**402, 620 15 Avenue SW
Calgary, Alberta**

MLS # A2300419



\$199,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	627 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Soaking Tub, Track Lighting		

Inclusions: None

Welcome to this updated one-bedroom, one-bathroom condo, perfectly located for those who love vibrant city living. New vinyl plank flooring in the living room, dining room & bedroom offers a fresh modern feel with an open-concept layout that's perfect for both relaxing and entertaining. Nestled on the 4th floor overlooking the south facing street you'll enjoy peace and quiet along with fantastic natural light coming off your private balcony. The spacious living & dining areas seamlessly flow into the kitchen with peninsula & eating bar, plenty of storage space & stainless steel appliances (including a new stove), making the most of the space. Convenience is key with in-suite laundry & assigned parking, so you never have to worry about finding a spot. You'll also love the short walk to trendy 17th Avenue, known for its eclectic shops, restaurants, and nightlife, as well as proximity to the Saddledome and Stampede Grounds; ideal for sports fans and concert-goers alike. Commuting is a breeze with a seven minute walk to the C-Train, providing quick and easy access to the rest of the city. This condo is perfect for anyone looking for a move-in ready home in one of Calgary's most sought-after locations. Don't miss your chance to own this gorgeous condo. Schedule a viewing today!