



703, 626 15 Avenue SW  
Calgary, Alberta

MLS # A2301762



**\$219,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	687 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Garage Door Opener, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 726
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, See Remarks		

**Inclusions:** N/A

This upgraded top-floor, open-concept residence has so much to offer. A spacious entryway welcomes you into a modern kitchen featuring updated appliances, granite countertops, new light fixtures, a pantry, and beautiful maple cabinetry—with an impressive amount of storage for an apartment. The living room is warm and inviting, centred around a cozy fireplace with a stunning tiled mantle. Beyond the living area, you’ll find a bright dining space and a versatile den or office, both filled with natural light. The large primary bedroom includes a walk-in closet, while the modern four-piece bathroom has been tastefully updated. An added bonus: there’s no carpet throughout the unit. This home comes with two parking spots—one assigned underground heated stall and an additional outdoor rental space. In-suite laundry adds everyday convenience. Enjoy easy access to the 360-degree wraparound rooftop patio, located just steps from your door. The unbeatable location places you only one block from the vibrant energy of 17th Ave, with shops, cafés, restaurants, parks, groceries, transit, and cultural attractions all within walking distance. Blending comfort, space, and urban convenience, this property truly stands out as a gem.