



802, 616 15 Avenue SW  
Calgary, Alberta

MLS # A2304954



**\$269,900**

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

**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:** Elevator, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows

**Inclusions:** All the listed appliances.

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..