

203, 616 15 Avenue SW  
Calgary, Alberta

MLS # A2166428



**\$299,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 691
<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>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Enjoy relaxed living in the heart of the popular and trendy 17th Ave district! This spacious and inviting 2-bedroom corner unit boasts a generous wrap-around balcony, providing an abundance of natural light and creating a bright and welcoming space. This updated unit is large (at just under 1000 square feet) and features an open-concept living, dining, kitchen area and laminate flooring throughout. The master bedroom is generously sized, easily accommodating a king-sized bedroom set, while the second bedroom is also large and versatile for various uses. Both bedrooms have closets with custom, built-in shelving. The unit offers the convenience of a large in-suite laundry/storage room and a 4-piece bathroom. The kitchen is highly functional with plenty of counter and cupboard space, a large pantry, and stainless steel appliances. Additionally, the unit has a secure, heated underground parking stall, main floor storage locker, and access to a separate bike storage room for added convenience. This apartment offers a complete lifestyle!