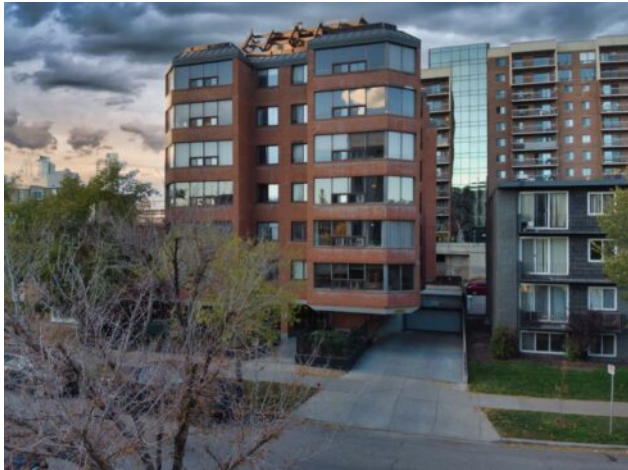


504, 626 15 Avenue SW  
Calgary, Alberta

MLS # A2171136



**\$225,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	668 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Garage Door Opener, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 781

**Basement:** None

**LLD:** -

**Exterior:** Concrete

**Zoning:** CC-MH

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Elevator, No Animal Home

**Inclusions:** none

Welcome to your new home in the fantastic Mariposa building in the heart of Calgary's lively Beltline neighbourhood! This charming 1-bedroom condo is all about comfort and convenience. You'll love the bright, spacious feel of the place, with its large windows letting in plenty of natural light. The modern kitchen is a real treat, featuring newer LG and Frigidaire stainless steel/black appliances and a breakfast bar, perfect for quick meals or entertaining friends. The living area is nice and roomy, giving you lots of options for setting up your ideal space. When it's time to relax, the king-sized bedroom offers plenty of room to unwind, with ample closet space to keep everything organized. The stylish bathroom, with its full-sized shower and frameless glass, adds a touch of luxury to your daily routine. The ensuite laundry room with its stacked washer/dryer and storage, adds additional convenience for you. One of the best things about this condo is its location. You're just a block away from the famous 17th Avenue, where you'll find an amazing array of restaurants, coffee shops, and bars. And if you work downtown, you'll appreciate the easy walk to the office. The Mariposa building itself is a gem. It's clean, secure, and well-managed, giving you peace of mind. Don't forget to check out the rooftop patio &ndash; it's the perfect spot for summer BBQs or just enjoying the view of the neighbourhood and downtown skyline. With your own underground parking spot and storage locker, you have all the conveniences of condo living right at your fingertips. This condo isn't just a place to live &ndash; it's a lifestyle. It's perfect for anyone who wants to be in the middle of the action while still having an affordable, comfortable, modern home to call their own. Come and see for yourself why the Mariposa is one of the most sought-after addresses in the Beltline!