

103, 620 15 Avenue SW  
Calgary, Alberta

MLS # A2174902



**\$199,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	549 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 413
<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>	Soaking Tub, Track Lighting		

**Inclusions:** None

Centrally located & nicely updated 1 bedroom condo just 2 blocks from 17th Avenue! The open plan presents laminate flooring, showcasing a spacious living room with enough space for a computer desk &ndash; perfect for those work-from-home days. The kitchen is open to the living area & features maple cabinets, ample counter space & stainless-steel appliances. A cozy dining area is adjacent to the kitchen. Completing this condo is a spacious bedroom with double closets, a 4 piece bath, convenient in-suite laundry & one assigned parking stall. The location can't be beat &ndash; steps to 17th Avenue restaurants & cafes & close to shopping, public transit & walking or biking distance to downtown. Immediate possession is available!