

104, 620 15 Avenue SW  
Calgary, Alberta

MLS # A2178067



**\$189,999**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	605 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>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Flat

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Bar, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 459

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** Window coverings

This centrally located 1-bedroom below-grade condo is within close proximity to 17th Avenue and all the wonderful restaurants and shopping it offers. The open floor plan includes a spacious living room with enough space for a computer desk, perfect for working from home. The kitchen is open to the living area and features maple cabinets, plenty of counter space, and stainless-steel appliances. The unit has tile and carpeted floors, although the carpet does need to be replaced. The bedroom is spacious and has double closets for extra storage. A 4-piece bathroom, in-suite laundry, and one assigned parking stall #17 complete the unit. Just a three-minute walk from the 201 Red Line - Somerset - Bridlewood/Tuscany CTrain and the 202 Blue Line - Saddle townne/69 Street CTrain at the WB 4 Street SW Station (TD Free Fare Zone) stop. Nearby parks include Courthouse Park, Central Memorial Park, and Beaulieu Gardens. NOTE: There has been some water damage from the unit below, and condo insurance is managing the repairs. The full repair plan is still being finalized.