

601, 626 15 Avenue SW
Calgary, Alberta

MLS # A2179547



\$235,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	669 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 756
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: All furniture, TV, Two Portable AC

Welcome to Mariposa Gardens! This little gem checks all your boxes! An exceptional opportunity for discerning buyers seeking a harmonious blend of urban convenience and relaxed living. This distinctive seven-story building stands out with its unique design of just four corner units per floor, providing enhanced privacy and an abundance of natural light. Upon entering, you'll be greeted by a spacious, open-concept living area with ceramic tile flooring. The modern kitchen features granite countertops with raised breakfast bar, plenty Maple cabinetry, and stainless steel appliances. The primary bedroom is very spacious, it has a walk-in closet and direct access to the full bathroom. Beautiful double French doors lead to the second bedroom which is big enough for a single bed and a large desk, it also has a lot of nature lights from the many large windows. Tucked away by the kitchen you have the stacked washer and dryer, and a storage/pantry space providing ample room for all your essentials. The parking is in the heated and secured underground parkade. There is also a storage locker in the parkade. Parking is included in the condo fee, the storage locker is leased for \$20 per month. The whole roof of the building is an amazing 360 degree rooftop patio, you will be able to see the fireworks from the Stampede Ground as well as the Calgary Tower, and the beautiful cityscape, a great place to do some gardening, entertain or just chill. The building is ideally situated on a quiet street within a short walk to Western Canadian High School, as well as a variety of restaurants, pubs, and boutique shops. Short-term rental is permitted in the building. Truly a comfortable and affordable home, perfect for first-time home buyers, downsizers, and investors!