

**701, 616 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2196132**



**\$315,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 734
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Experience urban living at its finest in this stunning 7th-floor corner unit condo in the heart of the Beltline! Just steps from 17th Ave SW, you'll have some of the city's best restaurants, bars, and entertainment at your doorstep. This spacious two-bedroom condo offers an open and airy layout with floor-to-ceiling windows that flood the space with natural light. The updated modern kitchen features stainless steel appliances, a huge island, and ample storage—perfect for cooking and entertaining. Step outside onto the wrap-around patio and take in the vibrant city views while enjoying your morning coffee or evening drinks. Additional perks include in-suite laundry, underground assigned parking, and a prime downtown location. Whether you're looking for a stylish first home or a smart investment opportunity, this property has you covered—long-term tenants are already in place and would love to stay! Don't miss out—schedule your private viewing today!