

404, 626 15 Avenue SW
Calgary, Alberta

MLS # A2201981



\$228,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	677 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Garage Door Opener, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 776
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

EXCEPTIONAL Downtown Living in the Heart of Calgary's City Centre!! Discover a perfect starter home, investment property or downsizing opportunity in the VIBRANT downtown community of Beltline. This spacious 677 square foot condo offers a blend of modern living and downtown convenience, featuring 1 spacious bedroom, 1 full bathroom, In unit FULL SIZE LAUNDRY and EXCEPTIONAL open-concept living. The kitchen, living, dining and flex area are designed to maximize your space and natural light, making it ideal for city living or a savvy investment. Situated on the 4th floor, this unit offers URBAN Downtown City VIEWS!! With a wonderful North exposure, you'll love the natural light providing consistent natural light throughout the day, never too harsh or too dull. As you step into this METICULOUSLY maintained condo, you'll be welcomed by a bright and airy ambiance enhanced by modern updates. The updated flooring complements the soothing wall paint and well-kept kitchen with DESIGNER CERAMIC LAMINAM IMPORTED FROM ITALY that is sure to impress. The updated 4-piece bathroom offers a large tub/shower combo with modern white wall tiles and a well-kept vanity. This condo is move-in ready!! Residents also enjoy UNDERGROUND heated parking, storage space and a spacious rooftop patio. Located in the bustling downtown neighbourhood of Beltline, you'll enjoy EASY ACCESS to popular restaurants, trendy shops, bars, lounges, the C-Train, bus stops and just minutes from the popular 17 Avenue SW area. The nearby parks and pathways offer a SERENE escape, while the proximity to the downtown core makes your life a breeze. This is your opportunity to own a SPACIOUS and updated one-bedroom condo in a PRIME LOCATION with SPECTACULAR CITY VIEWS!! Don't miss out – schedule your

PRIVATE TOUR TODAY!!