

203, 616 15 Avenue SW
Calgary, Alberta

MLS # A2166428



\$314,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 931 sq.ft. | Age: | 1978 (46 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Electric

Floors: Laminate, Tile

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 691

LLD: -

Zoning: CC-MH

Utilities: -

Inclusions: N/A

Enjoy relaxed living in the heart of the popular and trendy 17th Ave district! This spacious and inviting 2-bedroom corner unit boasts a generous wrap-around balcony, providing an abundance of natural light and creating a bright and welcoming space. This updated unit is large (at just under 1000 square feet) and features an open-concept living, dining, kitchen area and laminate flooring throughout. The master bedroom is generously sized, easily accommodating a king-sized bedroom set, while the second bedroom is also large and versatile for various uses. Both bedrooms have closets with custom, built-in shelving. The unit offers the convenience of a large in-suite laundry/storage room and a 4-piece bathroom. The kitchen is highly functional with plenty of counter and cupboard space, a large pantry, and stainless steel appliances. Additionally, the unit has a secure, heated underground parking stall, main floor storage locker, and access to a separate bike storage room for added convenience. This apartment offers a complete lifestyle!