

104, 620 15 Avenue SW
Calgary, Alberta

MLS # A2178067



\$189,999

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	605 sq.ft.	Age:	1970 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

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 - Saddlestone/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.