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504, 616 15 Avenue SW  
Calgary, Alberta

MLS # A2226037



**\$289,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	945 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome to this MOVE-IN READY 2-beds, 1-bath, 945 sq.ft, CORNER UNIT condo in the heart of the vibrant Beltline community! This well-laid-out unit offers a spacious open-concept living area including a dining area with new laminate flooring that flows seamlessly onto a private wrap-around balcony (NE facing) &mdash; perfect for morning coffee or evening relaxation while enjoying city views. The newer kitchen is designed with functionality in mind and provides ample cabinet space. The primary bedroom is generously sized, easily accommodating a king-sized bedroom set with a walk-in closet, while the second bedroom is also spacious&mdash; ideal for guests, a home office, or additional living space. The unit also offers the convenience of a large in-suite laundry/storage room (laundry connection is there and ready for new washer and dryer) and a 4-pc bathroom. Additionally, the unit offers 1 assigned outside parking stall (#5), 1 storage locker (#504), secure bike storage, and common laundry facilities. Located in a well managed concrete building just steps from bakeries, restaurants, 17 Ave, pubs, grocery stores, coffee shops, stylish clothing stores, boutique gyms, the MNP Centre, and Calgary&rsquo;s river pathways &mdash; all within walking distance. Whether you're off to yoga, meeting friends for brunch, or commuting downtown, everything you need is just steps away. Enjoy the best of urban living in this prime location!