

**802, 616 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2277753**



**\$279,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 958 sq.ft.                         | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 748

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** None

Enjoy relaxed urban living in this bright top-floor corner unit, perfectly positioned just one block from the trendy 17 Avenue District. Set in a quiet concrete building with only four units per floor, this updated condo offers 958 sq. ft. of well-designed living space with 2 bedrooms and 1 bathroom. The primary bedroom is generously sized with plenty of room for a king size bed and the second bedroom is ideal for guests or a home office. The spacious living room features a cozy wood-burning fireplace and opens onto an enclosed wraparound balcony, ideal for year-round enjoyment. Freshly painted with a new vented stove, in-suite laundry, plus secure underground parking and a separate storage locker for added convenience..