

502, 626 15 Avenue SW
Calgary, Alberta

MLS # A2338694



\$179,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 812
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: Portable A/C Unit

2 BEDROOMS + DEDICATED WORKSPACE | RENOVATED | HEATED UNDERGROUND PARKING | 360°; ROOFTOP PATIO | \$179,900 An incredible opportunity to get into Calgary's Beltline at a price point that is becoming increasingly difficult to find. Suite 502 at The Mariposa offers approximately 760 sq. ft. of thoughtfully designed living space with two bedrooms, a dedicated office/computer nook, generous living and dining areas, extensive recent updates and heated underground parking, all just one block from 17th Avenue SW. Set on a quieter one-way street lined with mature trees and a dedicated bike lane, this location delivers the best of inner-city living without feeling like you're in the middle of the action. Walk to restaurants, cafes, grocery stores, boutique shopping, fitness studios, parks and transit, with downtown, the Stampede grounds and Calgary's growing entertainment district only minutes away. For buyers looking to get into an established inner-city neighbourhood while major investment and redevelopment continue throughout the surrounding downtown core, this is a location worth paying attention to. Inside, south- and east-facing windows bring in excellent natural light throughout the day. The open living and dining areas offer surprising space, including room for a full-size dining table and a large, comfortable living room. Tucked around the corner is a dedicated office/computer nook with network cabling, creating an ideal work-from-home setup without sacrificing either bedroom. Nearly every surface has been refreshed, including luxury vinyl plank flooring throughout the main living areas, closets and laundry room, new carpet in both bedrooms, fresh paint, updated LED lighting, and modern screwless switches and outlets. The renovated bathroom features a quartz-topped vanity with matching backsplash, soft-close drawers, updated mirror and

lighting, and a newer toilet. The bright kitchen features an eat-up breakfast bar overlooking the living space and updated appliances, including a refrigerator with water and ice dispenser. The existing layout functions well while also offering future potential for a buyer interested in exploring a more open kitchen design, subject to condominium approval. Both bedrooms feature floor-to-ceiling mirrored closets, and the primary comfortably accommodates a queen-sized bedroom suite. Head upstairs to one of The Mariposa's best features: a spectacular 360-degree rooftop patio with panoramic skyline views, BBQs, picnic tables, gardening space and front-row views of the Stampede fireworks. The professionally managed concrete building also features updated common areas, modernized elevators and only four residences per floor. At \$179,900, the value is difficult to ignore. Whether you're a first-time buyer, investor or downsizer, this renovated home offers an affordable entry into the Beltline with two bedrooms, dedicated workspace, excellent walkability and a location just steps from 17th Avenue and minutes from downtown.