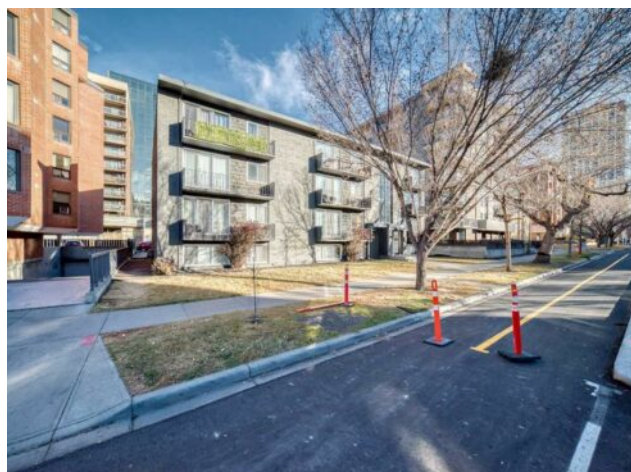


**104, 620 15 Avenue SW
Calgary, Alberta**

MLS # A2269403



\$186,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: All goods are sold as is

Welcome to this well-appointed 1-bedroom condo offering exceptional value in the heart of the Beltline. This below-grade unit features an open floor plan with a spacious living area, ideal for both relaxing and working from home. The kitchen is open to the living room and includes maple cabinetry, ample counter space, and stainless-steel appliances. The bedroom is generously sized with double closets, while a 4-piece bathroom and in-suite laundry provide everyday convenience. One assigned parking stall (#17) is included. The building is ideally located just steps from 17th Avenue's shops, restaurants, and entertainment, and within a short walk to the CTrain (4 Street SW Station, TD Free Fare Zone). Nearby parks include Central Memorial Park, Courthouse Park, and Beaulieu Gardens. A great opportunity for first-time buyers or investors looking to add value and enjoy downtown living at its best.