



616 15 Avenue Calgary Alberta

\$289,900

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) -- 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-- 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's river pathways -- 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! (id:6769)

Living room 16.00 Ft x 15.92 Ft

Dining room 11.25 Ft x 9.08 Ft

Kitchen 11.25 Ft x 9.08 Ft

Primary Bedroom 13.92 Ft x 10.92 Ft

Other 5.42 Ft x 5.42 Ft

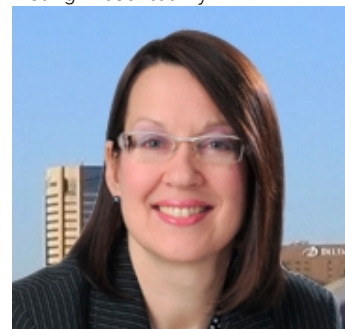
Bedroom 10.00 Ft x 9.17 Ft

4pc Bathroom 8.92 Ft x 4.83 Ft

Laundry room 6.33 Ft x 4.42 Ft

Other 12.42 Ft x 9.83 Ft

Listing Presented By:



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<http://www.sarahwuhomes.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net