



# 626 15 Avenue Calgary Alberta

\$242,000

Welcome to this exceptional 2 Bedroom + Den condo, a haven of comfort and style nestled on a serene avenue adorned with majestic mature trees and 2-blocks away from the bustling 17th Ave. This inviting home is located on the SE corner offering extra windows and the perfect blend of modern living and urban conveniences. Featuring newly installed wide plank flooring, in-suite laundry, secure underground parking and a rooftop patio. An expansive wall of south-facing windows bathes this entire space with year-round natural light creating a warm and inviting ambiance. The condo boasts a dedicated dining area with natural light and an open concept den space is adjacent to this dining space. The kitchen is equipped with stainless steel appliances and ample counter space with an extended area for bar stools. There is even a window in the kitchen a luxury few condos have. The kitchen flows into the large living room, an ideal setting for entertaining friends and family. Enjoy the stunning views of Calgary's ever-changing skyline from the building's rooftop deck: host gatherings, grill and unwind. Come and enjoy the unique advantage of being in close proximity to a vibrant social scene while living in a peaceful retreat. Pet policy: Maximum 2 domestic cats or dogs when full grown do not each weigh in excess of 15kgs (id:6769)

Kitchen 9.08 Ft x 8.25 Ft  
Living room 12.42 Ft x 10.58 Ft  
Dining room 10.00 Ft x 9.08 Ft  
Den 6.33 Ft x 4.33 Ft

4pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 12.33 Ft x 8.83 Ft  
Bedroom 10.92 Ft x 8.33 Ft

Listing Presented By:



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ROYAL LEPAGE BENCHMARK

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