



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

703, 626 15 Avenue SW
Calgary, Alberta

MLS # A2301762



\$199,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	687 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Garage Door Opener, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 726
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, See Remarks		

Inclusions: N/A

This upgraded top-floor, open-concept residence has so much to offer. A spacious entryway welcomes you into a modern kitchen featuring updated appliances, granite countertops, new light fixtures, a pantry, and beautiful maple cabinetry—with an impressive amount of storage for an apartment. The living room is warm and inviting, centred around a cozy fireplace with a stunning tiled mantle. Beyond the living area, you’ll find a bright dining space and a versatile den or office, both filled with natural light. The large primary bedroom includes a walk-in closet, while the modern four-piece bathroom has been tastefully updated. An added bonus: there’s no carpet throughout the unit. This home comes with two parking spots—one assigned underground heated stall and an additional outdoor rental space. In-suite laundry adds everyday convenience. Enjoy easy access to the 360-degree wraparound rooftop patio, located just steps from your door. The unbeatable location places you only one block from the vibrant energy of 17th Ave, with shops, cafés, restaurants, parks, groceries, transit, and cultural attractions all within walking distance. Blending comfort, space, and urban convenience, this property truly stands out as a gem.