



GRASSROOTS
REALTY GROUP

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704, 706 15 Avenue SW
Calgary, Alberta

MLS # A2313426



\$225,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	1964 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Bar stools

Welcome to inner-city living in Beltline. This warm and inviting 2 bedroom, 1 bathroom condo on the 7th floor offers a fantastic opportunity to enjoy the best of downtown Calgary right outside your door. Inside, you'll find a bright and functional layout with large windows that fill the space with natural light, creating a comfortable and welcoming atmosphere to come home to. The two-bedroom design provides flexibility for guests, a home office, or roommates, with beautiful city views. Whether you're enjoying a quiet night in or hosting friends before heading out to nearby restaurants and cafes, this home blends comfort and convenience effortlessly. Located in the heart of the Beltline, you're steps away from trendy coffee shops, local restaurants, boutique shopping, parks, fitness studios, and Calgary's vibrant nightlife. It's a community known for its energy, walkability, and strong sense of urban lifestyle, making it one of the city's most desirable places to call home. Whether you're a first-time buyer, downsizer, or investor, this is a place that truly feels like home in the middle of it all.