



**GRASSROOTS**  
REALTY GROUP

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204, 706 15 Avenue SW  
Calgary, Alberta

MLS # A2320829



**\$235,800**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 768 sq.ft.                         | Age:   | 1964 (62 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                 |            |        |
|-------------|-----------------|------------|--------|
| Heating:    | Baseboard       | Water:     | -      |
| Floors:     | Ceramic Tile    | Sewer:     | -      |
| Roof:       | -               | Condo Fee: | \$ 669 |
| Basement:   | -               | LLD:       | -      |
| Exterior:   | Brick, Concrete | Zoning:    | CC-MH  |
| Foundation: | -               | Utilities: | -      |
| Features:   | Elevator        |            |        |

|             |      |
|-------------|------|
| Inclusions: | None |
|-------------|------|

Welcome to this incredible two-bedroom condo just steps from 17th Ave SW in the heart of the Beltline. This bright and beautifully maintained unit features two spacious bedrooms, a generous living room, and a well-appointed kitchen—all facing west with an exterior wall dominated by large windows that flood the space with natural light. Each bedroom offers ample closet space, and the granite flooring throughout adds a sleek, contemporary touch. The modern kitchen is complete with a breakfast bar that flows seamlessly into the dining area and living room, creating an ideal layout for everyday living and entertaining. Thoughtfully designed for maximum efficiency, the unit also features in-suite laundry conveniently tucked into the four-piece bathroom. Additional highlights include condo fees that cover electricity, one assigned parking stall, a dedicated storage unit, and recent upgrades such as fresh paint. Perfectly situated near public transit, Western Canada High School, shopping, and an array of restaurants and cafes, this home offers the ultimate urban lifestyle. Don't miss this opportunity—book your private showing today!