

**503, 706 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2229229**



**\$249,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 846 sq.ft.                         | <b>Age:</b>   | 1964 (61 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                  | <b>Condo Fee:</b> | \$ 692 |
| <b>Basement:</b>   | -                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                           | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Quartz Counters |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

\*\*\*Price Improvement\*\*\* RENOVATED 2-bedroom 2-bathroom with city views in the heart of the Beltline &ndash; Welcome home to 503, 716 15 Ave SW! This bright & modern unit showcases customized design throughout with thoughtful built-in cabinetry & storage to maximize living space. The sleek European-style kitchen with counter seating opens onto the spacious living/dining areas framed by floor-to-ceiling windows & sliding patio doors to the Juliet balcony with stunning city views. Bonus custom cabinetry in the living space for all your entertainment needs. Retreat to the primary bedroom, which features a newly updated luxurious 3-piece ensuite bathroom with a soaker tub and custom integrated closet cabinetry. The second bedroom is also complete with custom built-in closet cabinetry &ndash; perfect for your home office, guests, or roommate! The main 3-piece bathroom showcases a spa like walk-in shower. In-suite washer/dryer in the front closet completes the space. On-site amenities include fitness room, communal patio/bbq area, & assigned parking. Featuring prime Beltline location steps from Calgary's best dining & shopping on 17 Ave & just minutes to downtown, this beautiful unit is urban living at it finest. Book your viewing today!