



THE
A-TEAM

**RE/MAX
FIRST**

626 15 Avenue #504, Calgary T2R 0R5

MLS® #: **A2171136**

Area: **Beltline**

Listing Date: **10/05/24**

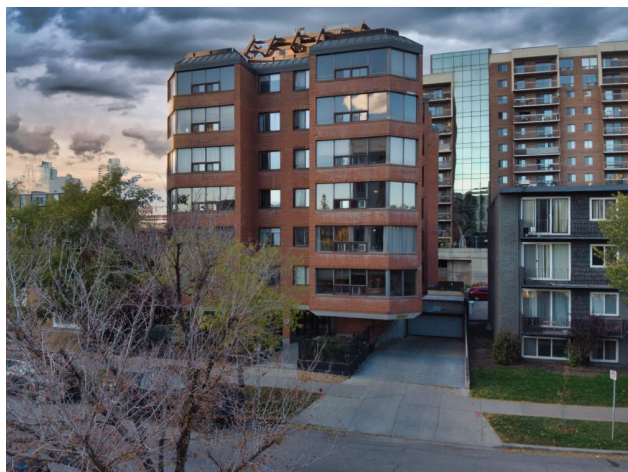
List Price: **\$225,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **668**
Low Sqft:
Ttl Sqft: **668**

DOM

47

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Garage Door Opener, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard**

Construction: **Concrete**
Flooring: **Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Elevator, No Animal Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`8" x 8`9"	Dining Room	Main	14`11" x 11`6"
Living Room	Main	9`5" x 16`9"	Bedroom - Primary	Main	15`7" x 9`11"
3pc Bathroom	Main	7`8" x 5`6"	Laundry	Main	4`2" x 5`9"

Legal/Tax/Financial

Condo Fee:
\$781

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **8910135**

Remarks

Pub Rmks: **Welcome to your new home in the fantastic Mariposa building in the heart of Calgary's lively Beltline neighbourhood! This charming 1-bedroom condo is all about comfort and convenience. You'll love the bright, spacious feel of the place, with its large windows letting in plenty of natural light. The modern kitchen is a real treat, featuring newer LG and Frigidaire stainless steel/black appliances and a breakfast bar, perfect for quick meals or entertaining friends. The living area is nice and roomy, giving you lots of options for setting up your ideal space. When it's time to relax, the king-sized bedroom offers plenty of room to unwind, with ample closet space to keep everything organized. The stylish bathroom, with its full-sized shower and frameless glass, adds a touch of luxury to your daily routine. The ensuite laundry room with its stacked washer/dryer and storage, adds additional convenience for you. One of the best things about this condo is its location. You're just a block away from the famous 17th Avenue, where you'll find an amazing array of restaurants, coffee shops, and bars. And if you work downtown, you'll appreciate the easy walk to the office. The Mariposa building itself is a gem. It's clean, secure, and well-managed, giving you peace of mind. Don't forget to check out the rooftop patio - it's the perfect spot for summer BBQs or just enjoying the view of the neighbourhood and downtown skyline. With your own underground parking spot and storage locker, you have all the conveniences of condo living right at your fingertips. This condo isn't just a place to live - it's a lifestyle. It's perfect for anyone who wants to be in the middle of the action while still having an affordable, comfortable, modern home to call their own. Come and see for yourself why the Mariposa is one of the most sought-after addresses in the Beltline!**

Inclusions: **none**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



