



THE
A-TEAM

**RE/MAX
FIRST**

626 15 Avenue #601, Calgary T2R 0R5

MLS®#: **A2179547**

Area: **Beltline**

Listing Date: **11/15/24**

List Price: **\$235,000**

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: **669**
Low Sqft:
Ttl Sqft: **669**

DOM

6

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Breakfast Bar, French Door, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 5`6"
Bedroom - Primary	Main	15`6" x 9`4"
Living/Dining Room Combination	Main	15`0" x 15`7"

Room	Level	Dimensions
Walk-In Closet	Main	6`6" x 6`6"
Bedroom	Main	9`1" x 17`2"
Kitchen	Main	5`6" x 8`7"

Legal/Tax/Financial

Condo Fee:
\$756

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc: 8910135

Remarks

Pub Rmks: **Welcome to Mariposa Gardens! This little gem checks all your boxes! An exceptional opportunity for discerning buyers seeking a harmonious blend of urban convenience and relaxed living. This distinctive seven-story building stands out with its unique design of just four corner units per floor, providing enhanced privacy and an abundance of natural light. Upon entering, you'll be greeted by a spacious, open-concept living area with ceramic tile flooring. The modern kitchen features granite countertops with raised breakfast bar, plenty Maple cabinetry, and stainless steel appliances. The primary bedroom is very spacious, it has a walk-in closet and direct access to the full bathroom. Beautiful double French doors lead to the second bedroom which is big enough for a single bed and a large desk, it also has a lot of nature lights from the many large windows. Tucked away by the kitchen you have the stacked washer and dryer, and a storage/pantry space providing ample room for all your essentials. The parking is in the heated and secured underground parkade. There is also a storage locker in the parkade. Parking is included in the condo fee, the storage locker is leased for \$20 per month. The whole roof of the building is an amazing 360 degree rooftop patio, you will be able to see the fireworks from the Stampede Ground as well as the Calgary Tower, and the beautiful cityscape, a great place to do some gardening, entertain or just chill. The building is ideally situated on a quiet street within a short walk to Western Canadian High School, as well as a variety of restaurants, pubs, and boutique shops. Short-term rental is permitted in the building. Truly a comfortable and affordable home, perfect for first-time home buyers, downsizers, and investors!**

Inclusions: **All furniture, TV, Two Portable AC**
Property Listed By: **Golden Keys Realty**

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









