

# \$196,900 - 104, 620 15 Avenue Sw, Calgary

MLS® #A2269403

**\$196,900**

1 Bedroom, 1.00 Bathroom, 606 sqft

Residential on 0.00 Acres

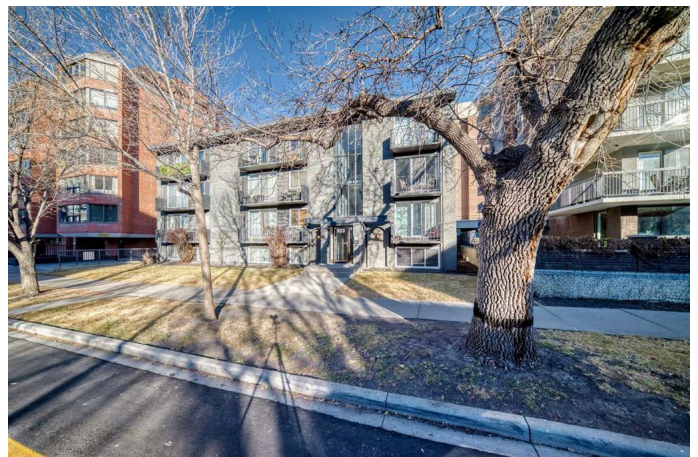
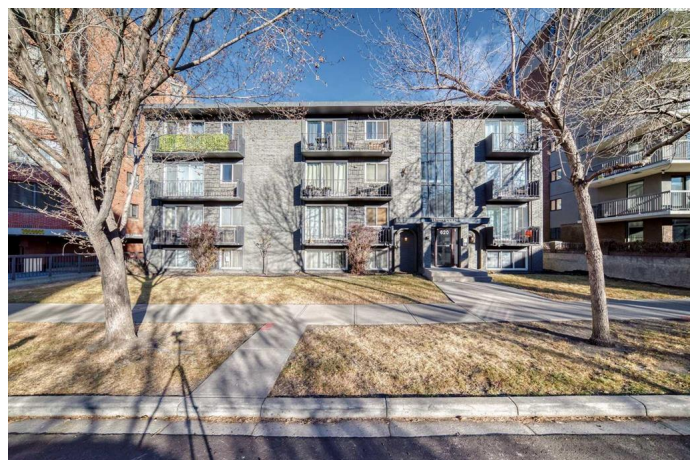
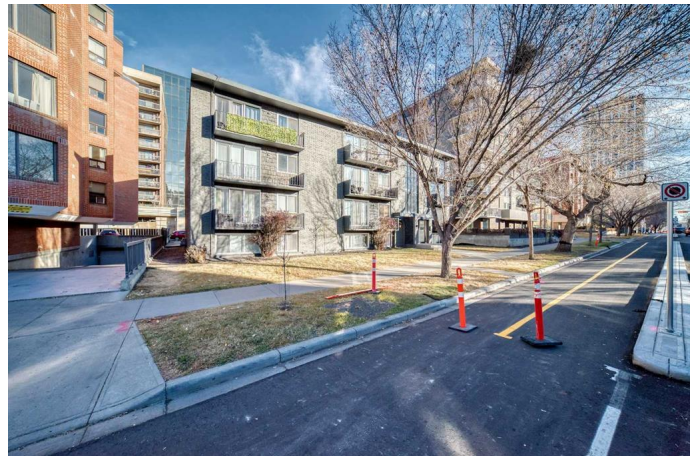
Beltline, Calgary, Alberta

Welcome to this well-appointed 1-bedroom condo offering exceptional value in the heart of the Beltline. This below-grade unit features an open floor plan with a spacious living area, ideal for both relaxing and working from home. The kitchen is open to the living room and includes maple cabinetry, ample counter space, and stainless-steel appliances. The bedroom is generously sized with double closets, while a 4-piece bathroom and in-suite laundry provide everyday convenience. One assigned parking stall (#17) is included. The building is ideally located just steps from 17th Avenue's shops, restaurants, and entertainment, and within a short walk to the CTrain (4 Street SW Station, TD Free Fare Zone). Nearby parks include Central Memorial Park, Courthouse Park, and Beaulieu Gardens. A great opportunity for first-time buyers or investors looking to add value and enjoy downtown living at its best.

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2269403  |
| Price          | \$196,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 606       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1970              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 104, 620 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0R5               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Baseboard                                                                                                         |
| Cooling           | None                                                                                                              |
| # of Stories      | 4                                                                                                                 |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | None              |
| Construction      | Brick, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 3                  |
| Zoning         | CC-MH              |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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