

305, 1225 15 Avenue SW  
Calgary, Alberta

MLS # A2209396

\$290,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 777 sq.ft.                         | Age:   | 1969 (56 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                           |            |        |
|-------------|---------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Hot Water, Natural Gas                                         | Water:     | -      |
| Floors:     | Ceramic Tile, Wood                                                        | Sewer:     | -      |
| Roof:       | Tar/Gravel                                                                | Condo Fee: | \$ 718 |
| Basement:   | -                                                                         | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stucco                                                   | Zoning:    | CC-MH  |
| Foundation: | -                                                                         | Utilities: | -      |
| Features:   | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage |            |        |
| Inclusions: | N/A                                                                       |            |        |

Step into this beautifully upgraded 2-bedroom, 1-bathroom condo located in the vibrant heart of Calgary's Beltline community—just steps away from the buzz of 17th Avenue SW. Designed for comfort and style, this modern unit offers a warm welcome with new laminate flooring and a bright, open-concept living space flooded with natural light from oversized windows. Relax by the cozy fireplace or take in the sweeping, unobstructed views of Calgary's dynamic downtown skyline. The contemporary kitchen is a chef's dream, featuring gleaming granite countertops, sleek black tile backsplash, stainless steel appliances, and a convenient European-style washer/dryer combo. The layout includes a spacious primary bedroom and a second generously sized bedroom—perfect for guests, a roommate, or a home office. The stylish 4-piece bathroom boasts a walk-in tile shower and a separate soaker tub for ultimate relaxation. This pet-friendly building offers unbeatable value with all utilities included in the condo fees—heat, water, and electricity. Additional highlights include in-suite laundry, a dedicated parking stall, a large storage locker, and secure building access. Live just minutes from trendy cafés, restaurants, nightlife, parks, shopping, and transit. Whether you're a first-time buyer, investor, or looking to downsize without compromise, this condo offers the best of city living. Don't miss out—schedule your private tour today and discover your new Beltline home!