

305, 1236 15 Avenue SW
Calgary, Alberta

MLS # A2219566



\$219,999

Heating: Baseboard

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: Open Floorplan

Inclusions: N/A

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 562 sq.ft. **Age:** 1969 (56 yrs old)

Beds: 1 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 524

LLD: -

Zoning: CC-MH

Utilities: -

Welcome to Urban Point, located at 1236 15 Avenue SW, in the heart of Calgary's vibrant Beltline. Just steps from the energy of 17th Avenue, this fully renovated 1-bedroom condo offers modern design, unbeatable walkability, and exceptional investment value. Step inside to discover a fresh, open-concept layout with updated finishes that maximize both style and functionality. The bright living space flows seamlessly into a sleek kitchen—perfect for relaxed living or entertaining. The generous primary bedroom offers excellent space and comfort, complete with a large closet featuring modern sliding doors—a perfect blend of storage and contemporary design. Whether you're a first-time buyer or savvy investor, this unit delivers. With a condo fee of just \$527/month including ELECTRICITY, HEAT, WATER AND MORE, your overhead stays low while value stays high. Even more importantly, the building has no post-tension cables, offering additional peace of mind for future resale or long-term holding. An assigned parking stall adds everyday convenience in one of Calgary's most walkable neighborhoods. Live or invest just 3 minutes from 17th Ave, surrounded by top restaurants, cafes, boutique shops, parks, and transit. Urban, updated, and underpriced—opportunities like this in the Beltline don't last long.