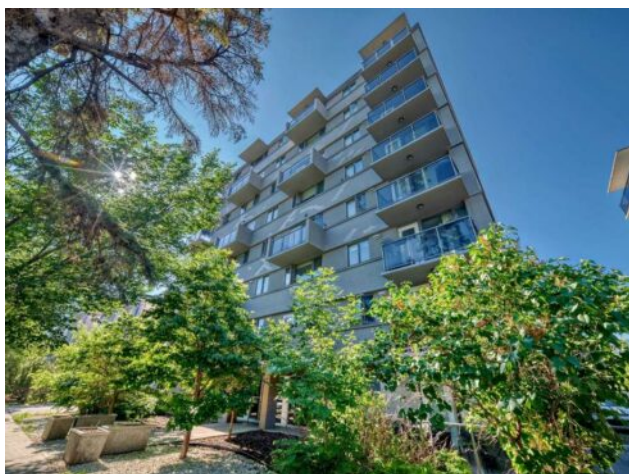


205, 1225 15 Avenue SW  
Calgary, Alberta

MLS # A2273766



\$245,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 838 sq.ft.                         | Age:   | 1969 (56 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                              |            |        |
|-------------|--------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Hot Water                                         | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                                       | Sewer:     | -      |
| Roof:       | -                                                            | Condo Fee: | \$ 732 |
| Basement:   | -                                                            | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stucco                                      | Zoning:    | CC-MH  |
| Foundation: | -                                                            | Utilities: | -      |
| Features:   | Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub |            |        |

Inclusions: N/A

Discover an exceptional opportunity to own a two-bedroom, south-facing apartment in Calgary's vibrant Beltline neighborhood. This court-ordered sale offers approximately 850 square feet of thoughtfully designed living space in The Biltmore, a sought-after building overlooking the serene Thompson Family Park. The apartment features an open-concept layout with hardwood flooring, complemented by a spacious kitchen with maple wood cabinets, granite countertops, and a mosaic-tiled backsplash. A built-in European-style washer and dryer combo adds convenience, while the cozy gas fireplace, finished with stylish subway tiles, creates a warm and inviting atmosphere. The unit includes two well-appointed bedrooms and a full bathroom, complete with a soaker tub surrounded by elegant tile and a separate shower. Residents of this pet-friendly building enjoy the added benefit of no size or breed restrictions, subject to board approval. The property also includes an assigned parking stall and condo fees that cover all utilities, including electricity. This is a rare chance to secure a modern, well-located apartment in one of Calgary's trendiest areas. Don't miss out on this unique investment opportunity.