

**302, 1029 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2288568**



**\$350,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 752
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

**Inclusions:** floating shelf in living room, 2 tv mounts

Modern. Functional. Ideally located &mdash; and complete with secure indoor titled parking. Welcome to effortless city living in the heart of Calgary&rsquo;s vibrant Beltline. This beautifully designed 811 sq ft condo offers the space you need, the layout you want, and the lifestyle you&rsquo;ve been building toward. Featuring 2 bedrooms and 2 full bathrooms, the thoughtful floorplan provides ideal separation for privacy while maintaining an open-concept living and dining area that feels bright, modern, and connected. The kitchen is a standout &mdash; complete with upgraded appliances, elevated fixtures, and a full pantry rarely found in condo living. Whether you&rsquo;re cooking for friends or keeping things simple during the week, the space is both functional and refined, flowing seamlessly into the main living area. The primary bedroom offers a private retreat with its own ensuite, while the second bedroom adapts easily as a guest room, office, or creative space. In-suite laundry adds everyday convenience, and secure underground parking provides comfort year-round. Located steps from 17th Avenue, downtown offices, caf&eacute;s, fitness studios, and some of Calgary&rsquo;s best restaurants, this home places you at the centre of it all. The building permits short-term rental use, offering added flexibility for owners whose needs or investment goals may evolve. Own your space. Live your city.