

303, 1225 15 Avenue SW  
Calgary, Alberta

MLS # A2209532



# \$249,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	596 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel, Tar/Gravel	<b>Condo Fee:</b>	\$ 561
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, See Remarks, Storage		

**Inclusions:** Patio set (two chairs, table), island bar stools

Stylish Condo Living for First-Time Buyers & Young Professionals. Start your homeownership journey with this charming 1-bedroom condo on the 3rd floor of a sought-after, smoke-free building in Calgary's vibrant Beltline neighborhood. With a modern interior, unbeatable location, and lifestyle perks, this home is perfect for young professionals or first-time buyers ready to enjoy the best of urban living. The open-concept living area is bright and welcoming, featuring a corner fireplace, hardwood floors through out and direct access to your private balcony—the perfect spot to enjoy your morning coffee or evening drink while taking in partial views of Calgary's skyline. The sleek kitchen is equipped with stainless steel appliances, granite countertops, and stylish cabinetry, making it as functional as it is beautiful. The spacious bedroom offers a peaceful retreat and a large closet, while the updated 4-piece bathroom features modern finishes and a full bathtub/shower combo. One of the standout features of this unit is the in-suite laundry—a must-have convenience for busy city living. Step outside and enjoy everything the Beltline has to offer, including Thomson Family Park just steps from your back door. This charming, pet-friendly green space features whimsical play structures, paved walkways, a seasonal skating rink, and plenty of room to relax or take your dog for a stroll. Located just off 17th Avenue, you're surrounded by Calgary's top restaurants, coffee shops, boutiques, and nightlife. Public transit and major roadways are close by, making commuting and exploring the city easy and convenient. This home also includes an assigned parking stall, separate storage locker, and condo fees that cover all utilities (yes even electrical)—a huge bonus for budgeting and monthly peace of mind. If you're looking for

a stylish, low-maintenance home in one of Calgary’s most dynamic neighborhoods, this condo checks all the boxes. Book your showing today and see why it’s the perfect first place to call your own.