

# \$280,000 - 305, 1225 15 Avenue Sw, Calgary

MLS® #A2209396

**\$280,000**

2 Bedroom, 1.00 Bathroom, 777 sqft

Residential on 0.00 Acres

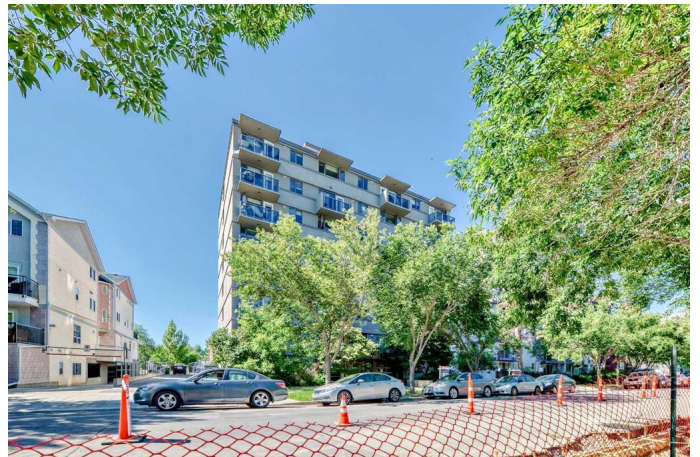
Beltline, Calgary, Alberta

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 caf  s, 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 outâ€”schedule your private tour today and discover your new Beltline home!

Built in 1969

**Essential Information**

MLS® #	A2209396
Price	\$280,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	777
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	305, 1225 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X5

**Amenities**

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	Granite Counters, Breakfast Bar, No Animal Home, No Smoking Home, Storage
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Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Electric Stove, European Washer/Dryer Combination, Range Hood
Heating	Hot Water, Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric
# of Stories	8

## Exterior

Exterior Features	Lighting, Private Entrance, Storage
Roof	Tar/Gravel
Construction	Stucco, Brick, Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	66
Zoning	CC-MH

## Listing Details

Listing Office	URBAN-REALTY.ca
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