

# \$309,000 - 502, 1311 15 Avenue Sw, Calgary

MLS® #A2265722

**\$309,000**

2 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this NEWLY RENOVATED apartment! Every inch of this nearly 1,000 sq. ft. home has been meticulously upgraded from top to bottom with contemporary finishes and thoughtful modern design. This rare 2-bed, 2-bath condo offers OPEN-CONCEPT living with luxury vinyl plank flooring, quartz countertops, and a full suite of BRAND-NEW stainless steel appliances. The spacious master bedroom features a 3-piece ensuite and plenty of room for a king-sized bed, while both bathrooms showcase spa-inspired waterfall showers and modern fixtures. Additional highlights include brand-new stacked in-suite laundry, a large balcony with gorgeous CITY VIEWS, underground heated parking, and a private storage unit. Perfectly situated just off 17th Avenue in the heart of the Beltline— with a 99 WALK SCORE— you™ enjoy unbeatable access to trendy caf s, restaurants, shopping, and public transit. Doral Manor is a well-managed concrete building with a healthy reserve fund and a reputation for quality maintenance. This is a move-in-ready opportunity that seamlessly blends style, comfort, and downtown convenience. Don™t miss out on this exceptional home where lifestyle meets value!

Built in 1981

## Essential Information

MLS® #

A2265722



|                |                   |
|----------------|-------------------|
| Price          | \$309,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 955               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 502, 1311 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X8                |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Storage, Trash |
| Parking Spaces | 1                                         |
| Parking        | Parkade, Underground                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer Stacked                       |
| Heating           | Baseboard                                                                                               |
| Cooling           | None                                                                                                    |
| # of Stories      | 7                                                                                                       |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Playground     |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 11                 |
| Zoning         | CC-MH              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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