

# \$354,900 - 507, 114 15 Avenue Sw, Calgary

MLS® #A2204141

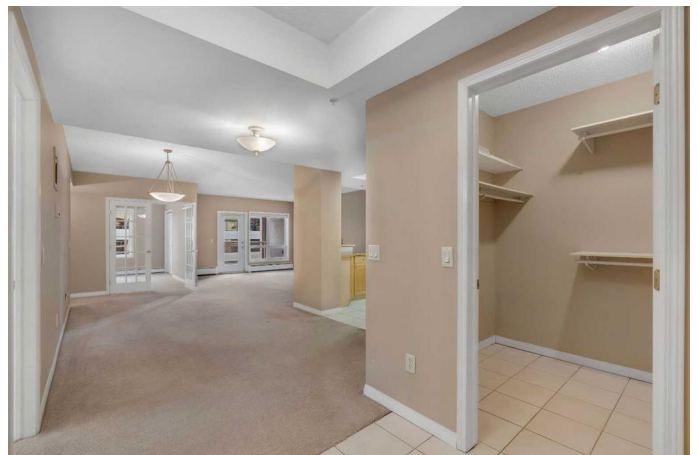
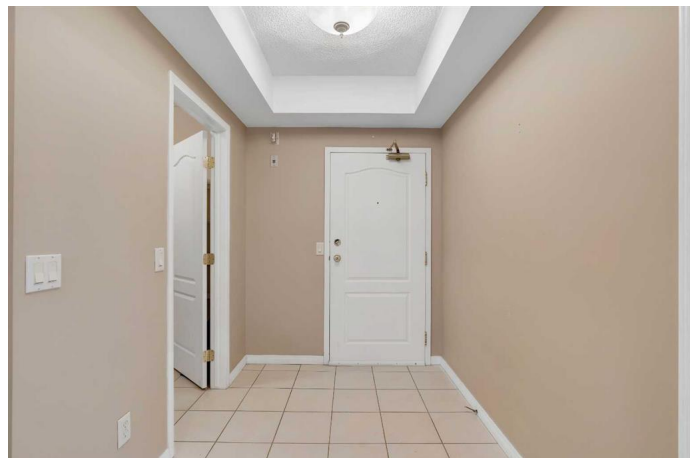
## \$354,900

2 Bedroom, 2.00 Bathroom, 1,299 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Exceedingly spacious 2 bedroom, 2 bathroom unit on a quiet treelined street within walking distance to the LRT Station, downtown, the stampede grounds, the MNP Sports Centre and both 4th Street and 17th Ave for unlimited nightlife, dining, cafes, pubs, diverse shops and much more! After all of that adventure come home to a quiet sanctuary. The grand open floor plan has almost 1,300 sq. ft. of well thought out space. Culinary adventures await in the large kitchen featuring a plethora of full-height maple cabinets and a raised breakfast bar on the peninsula island to casually gather. Host larger events in the adjacent dining room with clear sightlines into the relaxing living room, perfect for entertaining. The sunny south-facing balcony is covered giving protection from the elements during your peaceful morning coffees, summer barbeques and lazy weekends lounging. You can even watch the stampede fireworks from the comfort of this great outdoor space! The primary bedroom is huge with ample space for king-sized furniture and is equipped with a large walk-in closet and a 4-piece ensuite, for ultimate privacy. Elegant French doors lead to the second bedroom ideally located across the hall from the second 4-piece bathroom. The foyer includes a massive walk-in closet to one side and an enclosed laundry room with loads of additional storage on the other side. Heated underground parking further adds to your comfort and convenience. This bright and inviting unit is in an exceptional inner-city



location yet tucked away on a quiet street  
making it perfect for young professionals,  
first-time buyers or investors! Book a showing  
to come to see for yourself!

Built in 2000

### Essential Information

MLS® #	A2204141
Price	\$354,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,299
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	507, 114 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0P9

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground, Heated Garage

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Breakfast Bar, French Door
Appliances	See Remarks
Heating	Natural Gas, Baseboard, Hot Water

Cooling	None
# of Stories	6

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	42
Zoning	CC-MH

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.