

# \$219,999 - 305, 1236 15 Avenue Sw, Calgary

MLS® #A2219566

**\$219,999**

1 Bedroom, 1.00 Bathroom, 562 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Urban Point, located at 1236 15 Avenue SW, in the heart of Calgary's vibrant Beltline. Just steps from the energy of 17th Avenue, this fully renovated 1-bedroom condo offers modern design, unbeatable walkability, and exceptional investment value.

Step inside to discover a fresh, open-concept layout with updated finishes that maximize both style and functionality. The bright living space flows seamlessly into a sleek kitchen—perfect for relaxed living or entertaining.

The generous primary bedroom offers excellent space and comfort, complete with a large closet featuring modern sliding doors—a perfect blend of storage and contemporary design.

Whether you're a first-time buyer or savvy investor, this unit delivers. With a condo fee of just \$527/month including ELECTRICITY, HEAT, WATER AND MORE, your overhead stays low while value stays high. Even more importantly, the building has no post-tension cables, offering additional peace of mind for future resale or long-term holding. An assigned parking stall adds everyday convenience in one of Calgary's most walkable neighborhoods.

Live or invest just 3 minutes from 17th Ave, surrounded by top restaurants, cafes, boutique



shops, parks, and transit.

Urban, updated, and underpriced opportunities like this in the Beltline don't last long.

Built in 1969

**Essential Information**

MLS® #	A2219566
Price	\$219,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	562
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	305, 1236 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0X5

**Amenities**

Amenities	Elevator(s), Laundry
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Range Hood, Refrigerator, Electric Oven, Microwave
Heating	Baseboard

Cooling	None
# of Stories	7

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	130
Zoning	CC-MH

## Listing Details

Listing Office	eXp Realty
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