

# \$279,900 - 301, 1225 15 Avenue Sw, Calgary

MLS® #A2225932

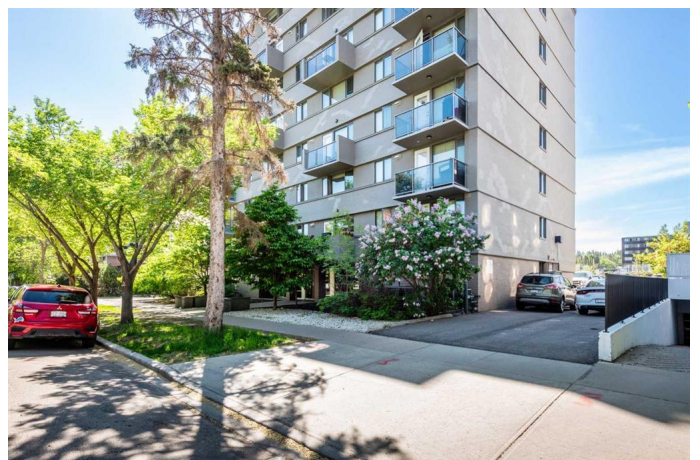
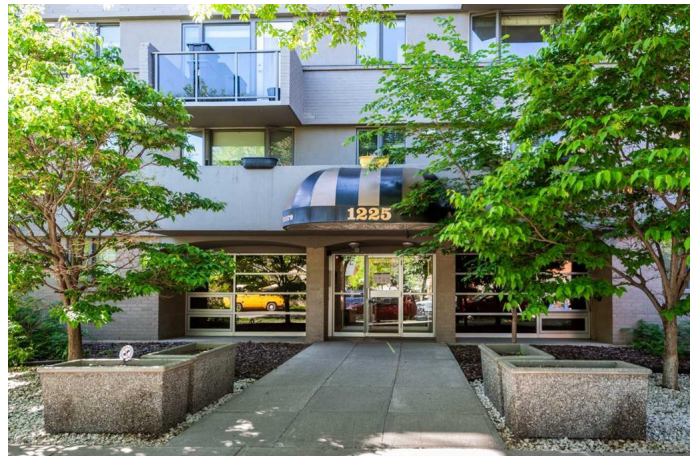
**\$279,900**

2 Bedroom, 1.00 Bathroom, 772 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Why rent, when you can own! Welcome Home to your Perfect rare pet friendly building (with board approval) renovated 2-bed/1-bath 3rd Floor Concrete condo overlooking Thomson Family Park with green space beside for your new active downtown living, and all perfectly located in Calgary's fabulous Beltline. The location is A+++ being in a quiet community that is only walking distance to lively 17th AVE SW, Downtown Core, Bow River, Walking & Biking paths, and Playground. And if you're a foodie you never have to go to far as you're a minutes away from bars like Porch, Trolley 5, Lonely Mouth Bar, National, and restaurants such as Korilla Korean BBQ, Galaxie Diner, Ke Charcoal Grill, The Coup, Comery Block BBQ, and even steps to the famous Made By Marcus Ice Cream store, and all the wonderful coffee shops such as Caf   beano, Analog, and more! The convenience is unbeatable being able to walk to Urban Fare for your groceries, Canadian Tire, and Best Buy for other things that come up. This gorgeous 3rd floor unit is upgraded with Hardwood Veneer Floors throughout, an open-concept kitchen that combines the living room and features a tile surround gas fireplace that draws your eyes to the large windows for loads of natural light, and showcases the large patio that overlooks the park. The kitchen with stainless steel appliances (Fridge, Stove, Dishwasher) is sure to impress with Granite Countertops, Large Granite Island, 2-good sized bedrooms, washroom with shower/tub & tile to ceiling, and



IN-UNIT European combo laundry. Included with the unit is outside parking stall #32, and large separate storage locker #8, and Electricity is included in the condo fee. Seeing is believing, view this home for yourself today!

Built in 1969

### Essential Information

MLS® #	A2225932
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	772
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 1225 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0K6

### Amenities

Amenities	Elevator(s), Trash, Snow Removal, Storage
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, European Washer/Dryer Combination

Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	8

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

## Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	CC-MH

## Listing Details

Listing Office	Grand Realty
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