

# \$249,000 - 520, 1304 15 Avenue Sw, Calgary

MLS® #A2214617

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*INVESTOR ALERT\*\*** This property has great Value at the price!! Great Rental Potential or live in yourself. Well managed building!! Lovely Open Floor Plan that is fantastic for entertaining. Sunny Southern Exposure. Balcony that has one of the nicest views in the complex. Close to EVERYTHING! Enjoy walking to all the local restaurants, stores and businesses. Enjoy all that DOWNTOWN living has to offer!! Ample parking and storage in unit and extra secured storage space on main floor. Master ensuite bathroom recently renovated. **\*\* 2 elevators\*\*** Sellers are offering a special offer to qualified buyers, ask your agent for details. \*View the 3D Virtual tour and note you can de-furnish the unit with a press of a button\* This unit has 1 primary bedroom and a Den/Office, currently used as a 2nd bedroom. Lovely Open Floor Plan that is amazing for entertaining. How would you make this space work for you?



Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214617  |
| Price          | \$249,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,045     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1980              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 520, 1304 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X7                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1  |
| Parking        | Gated, Secured, Stall, Outside   |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | French Door, No Smoking Home, Open Floorplan, Storage, Track Lighting                      |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Boiler, Radiant   |
| Cooling           | None   |
| # of Stories      | 10   |
| Basement          | None   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

|                |       |
|----------------|-------|
| Days on Market | 5     |
| Zoning         | CC-MH |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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