

# \$229,900 - 303, 1225 15 Avenue Sw, Calgary

MLS® #A2223603

**\$229,900**

1 Bedroom, 1.00 Bathroom, 596 sqft

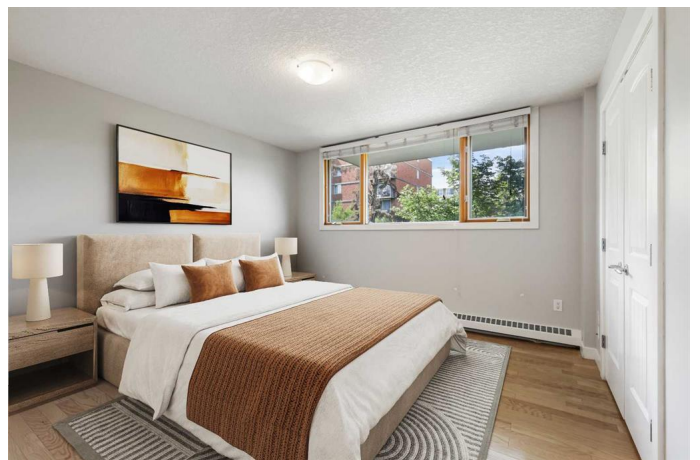
Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY JUNE 21ST**

**CANCELLED\*\*** A stylish Condo Living for first-time buyers & young professionals that is PET FRIENDLY W/O restrictions on SIZE and quantity. Start your homeownership journey

with this charming 1-bedroom condo freshly painted located on the 3rd floor of a sought-after, smoke-free building in Calgary's vibrant Beltline neighborhood. With a modern interior, unbeatable location, and lifestyle perks, this home is perfect for young professionals or first-time buyers ready to enjoy the best of urban living. The open-concept living area is bright and welcoming, featuring a corner fireplace, hardwood floors throughout, and direct access to your private balcony—the perfect spot to enjoy your morning coffee or evening drink while taking in partial views of Calgary's skyline. The sleek kitchen is equipped with stainless steel appliances, granite countertops, and stylish cabinetry, making it as functional as it is beautiful. The spacious bedroom offers a peaceful retreat and a large closet, while the updated 4-piece bathroom features modern finishes and a full bathtub/shower combo. One of the standout features of this unit is the in-suite laundry—a must-have convenience for busy city living. Step outside and enjoy everything the Beltline has to offer, including **\*\*Thomson Family Park\*\***, just steps from your back door. This charming, pet-friendly green space features whimsical play structures, paved walkways, a seasonal skating rink, and



plenty of room to relax or take your dog for a stroll. Located just off 17th Avenue SW, you're minutes away from some of Calgary's top local spots. Analog Coffee, Good Earth, and Deville Coffee are all nearby for your daily caffeine fix. For dining out, enjoy vibrant favorites like The Coup, Cleaver, Trolley 5 Brewpub, and Una Pizza + Wine—all within walking distance. This is also a pet-friendly building with no size or breed restrictions—just board approval required, offering flexibility for pet owners. Public transit and major roadways are close by, making commuting and exploring the city easy and convenient. The unit includes an assigned parking stall, separate storage locker, and condo fees that cover all utilities—including electricity—a huge bonus for budgeting and monthly peace of mind. If you're looking for a stylish, low-maintenance home in one of Calgary's most dynamic neighborhoods, this condo checks all the boxes. Book your showing today and see why it's the perfect first place to call your own.

Built in 1969

**Essential Information**

MLS® #	A2223603
Price	\$229,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.00
Year Built	1969
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	303, 1225 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, See Remarks
# of Stories	8

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel, Asphalt/Gravel
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	June 4th, 2025
Days on Market	18
Zoning	CC-MH

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.