

# \$300,000 - 305, 235 15 Avenue Sw, Calgary

MLS® #A2247058

## \$300,000

2 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.00 Acres

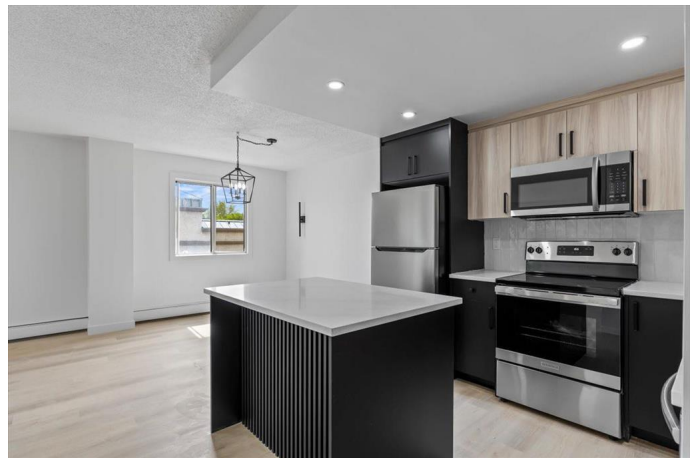
Beltline, Calgary, Alberta

Welcome to your ideal downtown retreat! This beautifully renovated 2-bedroom, 1.5-bathroom corner unit offers the perfect blend of style, space, and urban convenience. Located in a quiet, well-maintained concrete building, this home is ideal for professionals, first-time buyers, or investors looking to own in one of Calgary's most vibrant inner-city communities.

Step into a bright, open living space filled with natural light from large windows that showcase views of the downtown skyline and nearby 17th Avenue. The expansive wrap-around balcony is perfect for relaxing or entertaining and features a large private exterior storage closet for added convenience.

Inside, the unit has been tastefully updated with high-end finishes throughout. Enjoy a brand new kitchen with modern cabinetry, quartz countertops, stylish tile backsplash, and brand new stainless steel appliances. A deep soaking tub offers a spa-like escape, while fresh paint and luxury vinyl plank flooring throughout give the home a clean, contemporary feel.

The functional galley-style kitchen flows seamlessly into the dining area, perfect for everyday living or hosting. The primary bedroom features a private 2-piece ensuite and large window, while the second bedroom offers flexibility for guests, roommates, or a home office.



Additional highlights include in-suite laundry, pet-friendly policies (with approval), a secured gated parking stall, and not one, but two storage optionsâ€”with a large storage closet on the balcony and an additional dedicated storage unit in the secure basement area.

With unbeatable walkability to 17th Avenue, top restaurants, shopping, and transit, this move-in-ready home delivers exceptional lifestyle and value.

Built in 1981

### Essential Information

MLS® #	A2247058
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	952
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	305, 235 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0P6

### Amenities

Amenities	None
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Parking Spaces	1
Parking	Carport, Off Street, Secured, Stall, Gated

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	8

### Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	CC-MH

### Listing Details

Listing Office	First Place Realty
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