

\$269,999 - 305, 235 15 Avenue Sw, Calgary

MLS® #A2263411

\$269,999

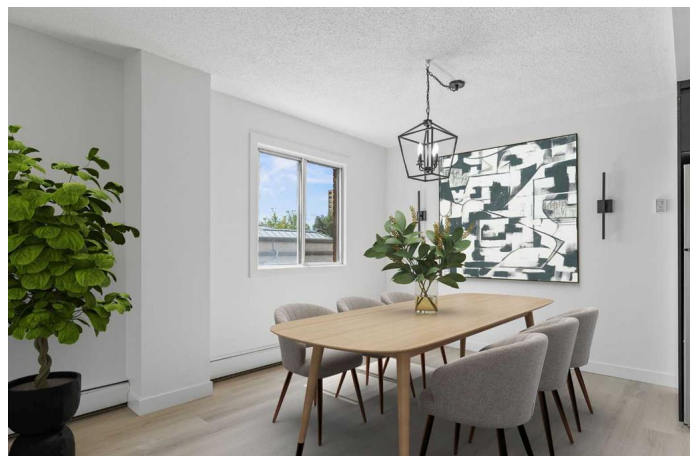
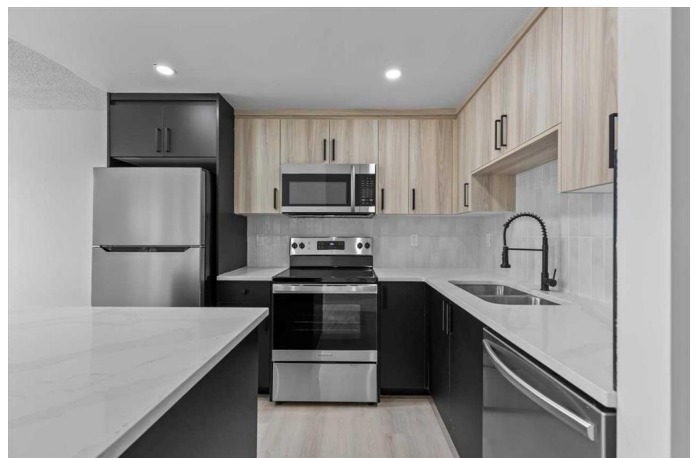
2 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

FIRST 4 MONTHS OF CONDO FEES PAID!

Open House - Saturday, October 11 from 11:00 am - 1:00 pm This stunning corner unit has been renovated from top to bottom and is ready for its new owners. Located just steps from 17th Ave, 1st Street Village, the LRT, Elbow River pathways & more, you'll enjoy easy access to all the best amenities that Calgary's inner city has to offer - while still tucked away in a quiet, secure building. Every detail has been thoughtfully updated, featuring brand-new luxury vinyl plank flooring, freshly painted walls, modern fixtures, and a completely upgraded kitchen with quartz countertops, sleek cabinetry, and *never-been-used* stainless steel appliances. The bright, open-concept living and dining area is surrounded by windows, filling the home with natural light and offering access to a wrap-around, south-facing patio, an ideal space for relaxing or entertaining! Down the hall you'll find two spacious bedrooms, including a primary suite with a walk-in closet and private half bath. The second bedroom provides flexibility for guests, a home office, or even a potential mortgage helper/rental opportunity. Additional highlights include secured parking, a large in-unit storage room PLUS an extra storage locker in the building, and pet-friendly policies. With four months of paid condo fees being offered by the seller, this move-in-ready home truly checks every box. New development taking shape just across the street continues to enhance the



neighbourhood and add long-term value - making this an even smarter investment in Calgary's vibrant Beltline community!

Built in 1981

Essential Information

MLS® #	A2263411
Price	\$269,999
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	T2R 0P6

Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Secured, Stall, Assigned

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage
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	October 9th, 2025
Days on Market	2
Zoning	CC-MH

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.