

# \$319,000 - 1215 15 Avenue Sw, Calgary

MLS® #A2270394

**\$319,000**

2 Bedroom, 3.00 Bathroom, 564 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

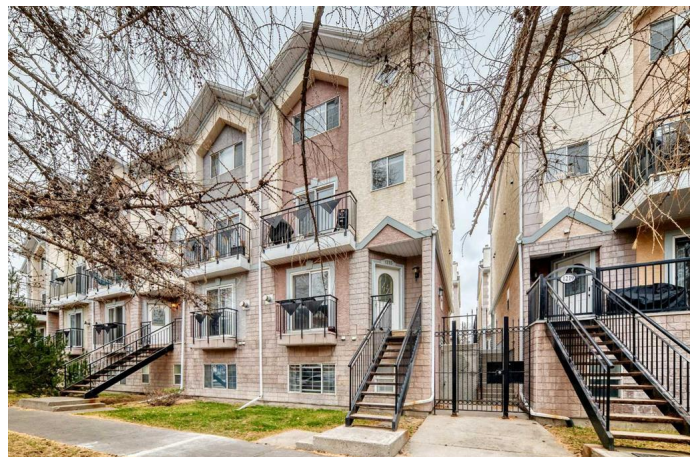
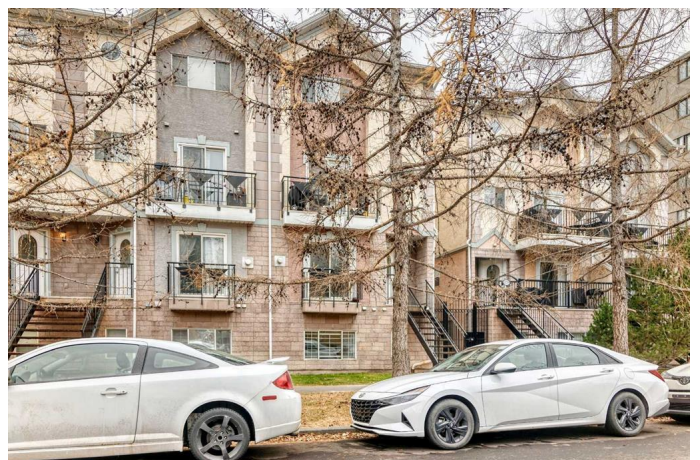
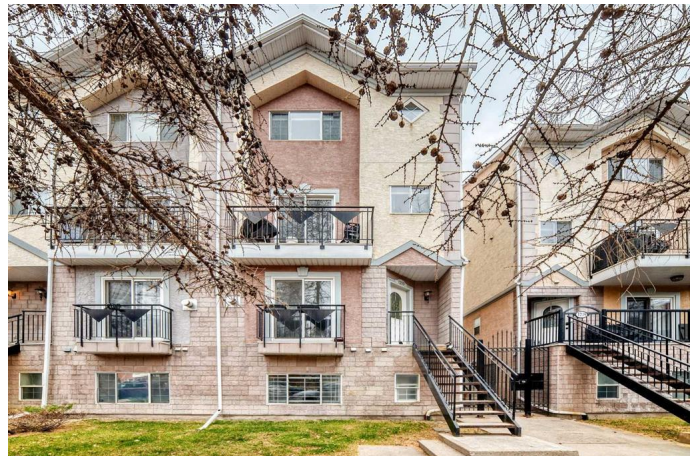
Live the inner-city life in this bright 2-storey walk-up at The Terrace. An open main level (with brand-new hardwood and tile) blends a peninsula kitchen with eating bar, full dining space, and a fireplace-anchored living room - plus easy access to the common courtyard for morning coffee or evening BBQs. The home features updated plumbing throughout (no Poly-B), new toilets, and a central vacuum system.

Downstairs, you'll find a peaceful primary retreat with walk-in closet and ensuite, a full-size den with closet, a second full bath, and proper laundry/storage space. Enjoy the convenience of secure underground parking in a pet-friendly building (with board approval). Set in Calgary's vibrant Beltline, you're just steps from 17th Ave SW's restaurants, caf  s, and shops, and a short walk to downtown. This move-in-ready home offers the perfect balance of comfort, style, and location - ideal for professionals, first-time buyers, or downsizers seeking low-maintenance inner-city living.

Built in 1996

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2270394  |
| Price     | \$319,000 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 564           |
| Acres          | 0.00          |
| Year Built     | 1996          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1215 15 Avenue Sw |
| Subdivision | Beltline          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 0X5           |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other, Secured Parking, Snow Removal |
| Parking Spaces | 1                                    |
| Parking        | Stall                                |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Natural Gas                                      |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Courtyard, Other |
| Lot Description   | Other            |
| Roof              | Asphalt Shingle  |

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Slab                      |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 12th, 2025 |
| Zoning      | CC-MHX              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | KT Capital Realty Inc. |
|----------------|------------------------|

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