# \$279,900 - 301, 1225 15 Avenue Sw, Calgary

MLS® #A2225932

## \$279,900

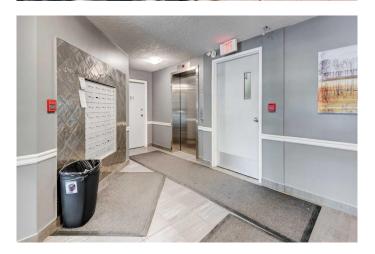
2 Bedroom, 1.00 Bathroom, 772 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Why rent, when you can own! Welcome Home to your Perfect rare pet friendly building (with board approval) renovated 2-bed/1-bath 3rd Floor Concrete condo overlooking Thomson Family Park with green space beside for your new active downtown living, and all perfectly located in Calgary's fabulous Beltline. The location is A+++ being in a quiet community that is only walking distance to lively 17th AVE SW, Downtown Core, Bow River, Walking & Biking paths, and Playground. And if you're a foodie you never have to go to far as you're a minutes away from bars like Porch, Trolley 5, Lonely Mouth Bar, National, and restaurants such as Korilla Korean BBQ, Galaxie Diner, Ke Charcoal Grill, The Coup, Comery Block BBQ, and even steps to the famous Made By Marcus Ice Cream store, and all the wonderful coffee shops such as Café beano, Analog, and more! The convenience is unbeatable being able to walk to Urban Fare for your groceries, Canadian Tire, and Best Buy for other things that come up. This gorgeous 3rd floor unit is upgraded with Hardwood Veneer Floors throughout, an open-concept kitchen that combines the living room and features a tile surround gas fireplace that draws your eyes to the large windows for loads of natural light, and showcases the large patio that overlooks the park. The kitchen with stainless steel appliances (Fridge, Stove, Dishwasher) is sure to impress with Granite Countertops, Large Granite Island, 2-good sized bedrooms, washroom with shower/tub & tile to ceiling, and







IN-UNIT European combo laundry. Included with the unit is outside parking stall #32, and large separate storage locker #8, and Electricity is included in the condo fee. Seeing is believing, view this home for yourself today!

#### Built in 1969

#### **Essential Information**

MLS® # A2225932 Price \$279,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 772

Acres 0.00 Year Built 1969

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 301, 1225 15 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0K6

#### **Amenities**

Amenities Elevator(s), Trash, Snow Removal, Storage

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Granite Counters, Kitchen Island

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, European

Washer/Dryer Combination

Heating Baseboard, Fireplace(s)

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 8

## **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Stucco

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 20

Zoning CC-MH

# **Listing Details**

Listing Office Grand Realty

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