

**402, 820 15 Avenue SW
 Calgary, Alberta**
MLS # A2271775

\$345,000
Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 1,023 sq.ft. **Age:** 1995 (31 yrs old)

Beds: 2 **Baths:** 2

Garage: None

Lot Size: -

Lot Feat: -

Heating: In Floor

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 641

Basement: -

LLD: -

Exterior: Other

Zoning: CC-MH

Foundation: -

Utilities: -

Features: Elevator, Open Floorplan

Inclusions: None

If you've been waiting for a Beltline condo with great bones and even better potential -here it is! This 2 bed, 2 bath layout is one of those floor plans that just works: open living space, smart bedroom separation, and a surprisingly large balcony you can access from both the living room and the primary bedroom. Morning coffee, evening wine, a little herb garden... you've got options. Yes, it needs some love. But overall this apartment is solid: good sized rooms, in suite laundry, a cozy gas fireplace, in-floor heating and a layout that makes a refresh feel genuinely exciting. If you're someone who can see the vision (or you'd love a project where the payoff feels worth it), you'll appreciate what this place can become. And of course, the location is classic Beltline: walkable, vibrant, and close to everything you want, shops, restaurants, transit, and all the inner city energy Calgary is known for. If you're looking for a place you can personalize, build equity, and turn into something wonderful, this might be the one.