

**302, 1029 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2288568**



**\$350,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 752
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

**Inclusions:** floating shelf in living room, 2 tv mounts

Modern. Functional. Ideally located. Welcome to effortless city living in the heart of Calgary's vibrant Beltline. This beautifully designed 811 sq ft condo offers the space you need, the layout you want, and the lifestyle you've been building toward. Featuring 2 bedrooms and 2 full bathrooms, the thoughtful floorplan provides ideal separation for privacy while maintaining an open-concept living and dining area that feels bright, modern, and connected. The kitchen is a standout — complete with upgraded appliances, elevated fixtures, and a full pantry rarely found in condo living. Whether you're cooking for friends or keeping things simple during the week, the space is both functional and refined, flowing seamlessly into the main living area. The primary bedroom offers a private retreat with its own ensuite, while the second bedroom adapts easily as a guest room, office, or creative space. In-suite laundry adds everyday convenience, and secure underground parking provides comfort year-round. Located steps from 17th Avenue, downtown offices, cafes, fitness studios, and some of Calgary's best restaurants, this home places you at the centre of it all. The building permits short-term rental use, offering added flexibility for owners whose needs or investment goals may evolve. Own your space. Live your city.