

601, 1236 15 Avenue SW
Calgary, Alberta

MLS # A2308527



\$189,900

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|------------------|--|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 594 sq.ft. | Age: | 1969 (57 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Covered, Enclosed, Garage Door Opener, Off Street, Other, Owned, Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Boiler, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 661 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: Two Couches, Coffee Table, Bed, Bed Frame, Two Side Tables, Closet

Titled Underground Parking | All Utilities Included | No Post-Tension Welcome to Urban Point — a bright, south-facing 1-bedroom condo offering exceptional value in the heart of the Beltline. This inviting home is filled with natural light and features easy-care vinyl flooring throughout. The functional kitchen provides plenty of cabinet space and flows seamlessly into the open living area, which leads directly to a private balcony overlooking a beautiful tree-lined street. The spacious primary bedroom easily accommodates a king-size bed and additional furniture, while the updated 4-piece bathroom adds a clean, modern touch. A titled underground parking stall provides year-round convenience — a rare perk at this price point. Located just steps from vibrant 17th Avenue, you'll enjoy quick access to cafes, restaurants, shops, and nightlife. With all utilities included in the condo fees, this property is ideal for first-time buyers, downsizers, or investors looking for a low-maintenance home in a prime inner-city location. Book your private showing and experience the best of Beltline living.