

**204, 1033 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2312476**



## \$280,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 977 sq.ft.                         | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 792 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco       | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks            |                   |        |

**Inclusions:** N/A

Two bedrooms, one and a half baths in the heart of the Beltline. This bright, south-facing condo sits on 15th Avenue SW &mdash; steps from 17th Avenue's shops, restaurants, and pathways, with easy access to parks and everything downtown Calgary has to offer. At over 900 square feet, the layout feels open and functional. The kitchen was renovated in 2019 with updated finishes and a large pantry, plus a brand new electric range. Engineered hardwood runs throughout, and the main bathroom was also updated in 2019. The two-piece ensuite got a full refresh in 2024. Sliding doors off the living area open to a south-facing balcony &mdash; great light all day. Shared laundry is right down the hall on the same floor. Assigned parking stall and storage locker included. A solid, move-in ready unit in one of Calgary's most walkable neighbourhoods.