

304, 812 15 Avenue SW
Calgary, Alberta

MLS # A2317043



\$185,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	475 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 482
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

Life in the Beltline means having some of Calgary's best dining, cafes, boutiques, parks, pathways and transit connections just moments from your door while still enjoying the comfort of a quiet, tree-lined setting. Thoughtfully updated and finished in a timeless neutral colour palette, this 1-bedroom residence pairs modern style with everyday functionality. Updated hardwood flooring extends throughout the main living areas, bringing warmth and continuity to the space. Unwind in the inviting living room where a large patio sliding door frames leafy views and connect seamlessly to a private south-facing balcony nestled among mature trees, creating a peaceful backdrop for morning coffee or evening downtime. Culinary creativity comes naturally in the refreshed kitchen showcasing full-height cabinetry, stainless steel appliances and a peninsula island with breakfast bar seating that encourages casual conversation and easy meal preparation. Natural light filters throughout the home while clean finishes maintain a bright and welcoming atmosphere. Rest comfortably in the bedroom featuring a thoughtfully designed closet system that maximizes organization without sacrificing space. Nearby, the 4-piece bathroom blends practicality with a clean, contemporary aesthetic. Everyday routines become more convenient with the addition of in-suite laundry, eliminating trips to shared facilities. A dedicated parking stall adds valuable flexibility for commuting and visiting nearby amenities. As a bonus this building is PET-FRIENDLY (with board approval), it's a CONCRETE building so you won't hear your neighbours and SHORT-TERM RENTALS are allowed (with board approval). Just steps away, 17th Avenue places restaurants, coffee shops, shopping, entertainment and green spaces all within easy reach, creating a connected urban lifestyle where errands,

recreation and evenings out fit effortlessly into your day.