

**306, 128 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2322061**



**\$235,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** 1 x garage key fob

Every great city condo you've seen on TV has a brick wall. Now you can have one too. Welcome to Beltline living, where Calgary's best restaurants, patios, festivals, fitness, and nightlife are all within walking distance of your front door. Inside, this thoughtfully updated two-bedroom condo blends character and practicality. Warm hardwood floors, a striking faux-brick feature wall, modern lighting, and a clean contemporary kitchen create a space that feels far more interesting than the typical cookie-cutter apartment. The open layout gives you flexibility to entertain friends before heading to 17th Avenue, create a dedicated home office, or simply enjoy a home that feels uniquely yours. The kitchen overlooks the main living area, keeping the space connected and social, while the custom-built entry storage provides something every urban homeowner appreciates: a place for everything. Step outside to your private balcony, the perfect spot for morning coffee, evening drinks, or simply taking in the energy of the neighbourhood below. And what a neighbourhood Beltline is! Now picture this. It's Friday evening and work is done, your laptop is closed, and within minutes you're meeting friends for a pint at the legendary Ship & Anchor or grabbing dinner at Lulu Bar, Porch, or Lonely Mouth. No parking battles. No designated driver. Just a short walk home when the night winds down. Saturday morning starts with coffee on your balcony before heading out for a run or bike ride along the Elbow River pathways. Maybe there's a concert, convention, or event happening at the BMO Centre or Stampede Grounds. Or maybe you're catching a Flames game or exploring everything that makes this part of the city so vibrant. Stampede Station is conveniently just a few blocks away, making downtown commuting simple. And if you prefer to start your day with movement? The MNP

Community & Sport Centre is close enough for an early workout before hopping on the train and heading to the office. For those who appreciate a little local history, the former home of Nellie McClung is just around the corner - a reminder that this neighbourhood has been shaping Calgary's story for generations. This isn't just a condo. It's a front-row experience to one of Calgary's most connected, walkable, and iconic urban lifestyles. This is the kind of location that lets you spend less time commuting and more time actually living. If you're purchasing your first property, looking to build equity instead of paying rent, or searching for a walkable urban lifestyle in one of Calgary's most iconic neighbourhoods, this condo offers the opportunity to own a piece of the Beltline and make the city your backyard. Work downtown. Walk everywhere. Build equity. Repeat.