

# \$238,000 - 207, 1236 15 Avenue Sw, Calgary

MLS® #A2241233

**\$238,000**

2 Bedroom, 1.00 Bathroom, 821 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

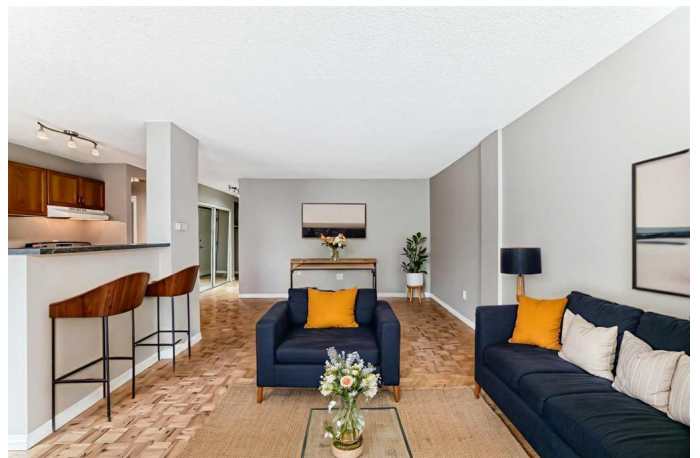
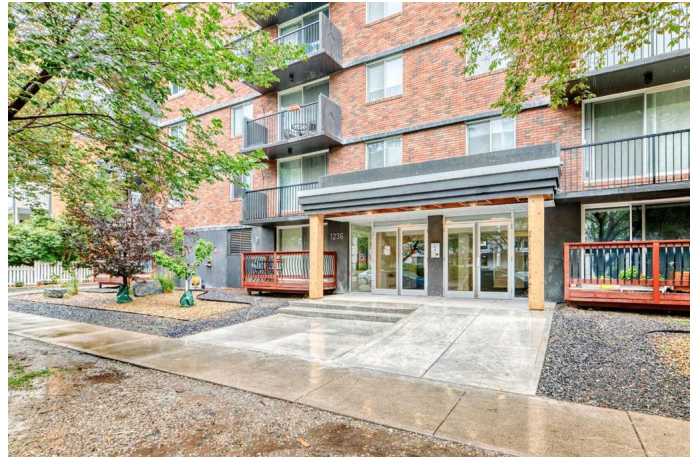
Welcome to the Heart of Calgary Living! Bright, spacious, and just steps from trendy 17th Avenue, this beautifully maintained 2-bedroom, 1-bathroom condo offers the perfect blend of comfort, style, and an unbeatable location. Freshly painted and featuring timeless hardwood floors, this airy unit boasts an open-concept layout with a dedicated dining area, a large living room, and direct access to your private patio, ideal for relaxing or entertaining. Enjoy two generously sized bedrooms with ample closet space, plus an oversized front closet that provides exceptional in-unit storage. The functional galley kitchen makes meal prep effortless, while underground titled parking adds everyday convenience and peace of mind. Located in a solid concrete building (no post-tension), this home in Calgary's vibrant Beltline community is just steps from shops, caf  s, restaurants, and nightlife on 17th Avenue, and a short walk to the downtown core. Whether you're a first-time buyer, urban professional, or savvy investor, this is a fantastic opportunity to own in one of Calgary's most desirable neighborhoods. A smart investment and a lifestyle upgrade! Live your best life in the heart of the city!

Built in 1969

## Essential Information

MLS® #

A2241233



Price	\$238,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	821
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	207, 1236 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0X5

### Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	7

### Exterior

Exterior Features	Balcony, Other
Construction	Brick, Concrete

### Additional Information

Date Listed	July 18th, 2025
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Days on Market	2
Zoning	CC-MH

**Listing Details**

Listing Office	Royal LePage Benchmark
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