

# \$300,000 - 305, 235 15 Avenue Sw, Calgary

MLS® #A2247058

**\$300,000**

2 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.00 Acres

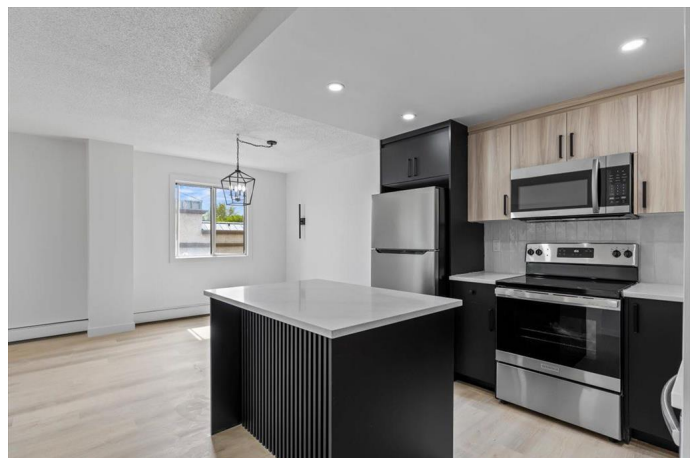
Beltline, Calgary, Alberta

Welcome to your ideal downtown retreat! This beautifully renovated 2-bedroom, 1.5-bathroom corner unit offers the perfect blend of style, space, and urban convenience. Located in a quiet, well-maintained concrete building, this home is ideal for professionals, first-time buyers, or investors looking to own in one of Calgary's most vibrant inner-city communities.

Step into a bright, open living space filled with natural light from large windows that showcase views of the downtown skyline and nearby 17th Avenue. The expansive wrap-around balcony is perfect for relaxing or entertaining and features a large private exterior storage closet for added convenience.

Inside, the unit has been tastefully updated with high-end finishes throughout. Enjoy a brand new kitchen with modern cabinetry, quartz countertops, stylish tile backsplash, and brand new stainless steel appliances. A deep soaking tub offers a spa-like escape, while fresh paint and luxury vinyl plank flooring throughout give the home a clean, contemporary feel.

The functional galley-style kitchen flows seamlessly into the dining area, perfect for everyday living or hosting. The primary bedroom features a private 2-piece ensuite and large window, while the second bedroom offers flexibility for guests, roommates, or a home office.



Additional highlights include in-suite laundry, pet-friendly policies (with approval), a secured gated parking stall, and not one, but two storage options— with a large storage closet on the balcony and an additional dedicated storage unit in the secure basement area.

With unbeatable walkability to 17th Avenue, top restaurants, shopping, and transit, this move-in-ready home delivers exceptional lifestyle and value.

Built in 1981

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247058          |
| Price          | \$300,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 952               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 305, 235 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R0P6                |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 1                                          |
| Parking        | Off Street, Secured, Stall, Carport, Gated |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 8                                                                          |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Storage        |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | CC-MH            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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