\$269,999 - 305, 235 15 Avenue Sw, Calgary

MLS® #A2263411

\$269,999

2 Bedroom, 2.00 Bathroom, 952 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

FIRST 4 MONTHS OF CONDO FEES PAID! This stunning corner unit has been renovated from top to bottom and is ready for its new owners. Located just steps from 17th Ave, 1st Street Village, the LRT, Elbow River pathways & more, you'II enjoy easy access to all the best amenities that Calgary's inner city has to offer - while still tucked away in a quiet, secure building. Every detail has been thoughtfully updated, featuring brand-new luxury vinyl plank flooring, freshly painted walls, modern fixtures, and a completely upgraded kitchen with quartz countertops, sleek cabinetry, and *never-been-used* stainless steel appliances. The bright, open-concept living and dining area is surrounded by windows, filling the home with natural light and offering access to a wrap-around, south-facing patio, an ideal space for relaxing or entertaining! Down the hall you'll find two spacious bedrooms, including a primary suite with a walk-in closet and private half bath. The second bedroom provides flexibility for guests, a home office, or even a potential mortgage helper/rental opportunity. Additional highlights include secured parking, a large in-unit storage room PLUS an extra storage locker in the building, and pet-friendly policies. With four months of paid condo fees being offered by the seller, this move-in-ready home truly checks every box. New development taking shape just across the street continues to enhance the neighbourhood and add long-term value -







making this an even smarter investment in Calgary's vibrant Beltline community!

Built in 1981

Year Built

Essential Information

MLS® # A2263411 Price \$269,999

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1
Square Footage 952
Acres 0.00

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 305, 235 15 Avenue Sw

1981

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0P6

Amenities

Amenities Elevator(s), Secured Parking, Storage

Parking Spaces 1

Parking Assigned, Secured, Stall

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan,

Quartz Counters, Soaking Tub, Storage

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 October 9th, 2025

Days on Market 10

Zoning CC-MH

Listing Details

Listing Office Real Broker

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