

\$224,900 - 304, 1323 15 Avenue Sw, Calgary

MLS® #A2215765

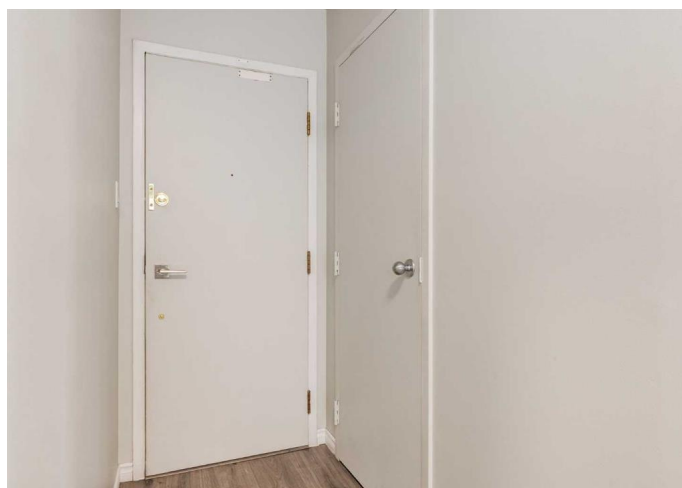
\$224,900

1 Bedroom, 1.00 Bathroom, 623 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Urban living meets comfort and style in this spacious one-bedroom condo nestled in the heart of Calgary's Beltline. Situated in the well-managed and sought-after Hallmark Estates, this bright and inviting home enjoys a prime location just steps from the energy of 17th Avenue, with its eclectic mix of restaurants, caf  s, boutiques, and green spaces. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this condo delivers both value and convenience. Inside, you'll find a functional open layout with durable laminate and tile flooring throughout, designed for easy maintenance and everyday living. A classic wood-burning fireplace serves as a cozy focal point in the living area, offering charm and ambiance more than utility - ideal for adding a warm, decorative touch to the space. Large south-facing windows allow natural light to pour in throughout the day, creating a welcoming atmosphere that feels both spacious and serene. The galley-style kitchen features ample cabinetry and a handy pass-through to the living room, making it easy to stay connected while preparing meals. Just off the kitchen, the dining area offers room for a full table and seating, providing flexibility for entertaining or casual weeknight dinners. The oversized primary bedroom comfortably fits a king-sized bed and includes a generous walk-in closet with built-in shelving, while the four-piece bathroom offers plenty of space to refresh and relax. Additional highlights include



in-suite laundry, an outdoor assigned parking stall in a gated lot with secure access, and a dedicated storage locker. Residents also enjoy access to a shared sauna - perfect for unwinding after a long day or a winter walk through the city. With transit, parks, grocery stores, and downtown all within easy reach, this Beltline condo offers the perfect blend of location, lifestyle, and low-maintenance living in one of Calgary's most vibrant urban neighbourhoods.

Built in 1979

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2215765 |
| Price | \$224,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 623 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 304, 1323 15 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0X7 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | Sauna, Secured Parking, Storage |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| # of Stories | 10 |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 6 |
| Zoning | CC-MH |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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