

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

MLS® #A2215765

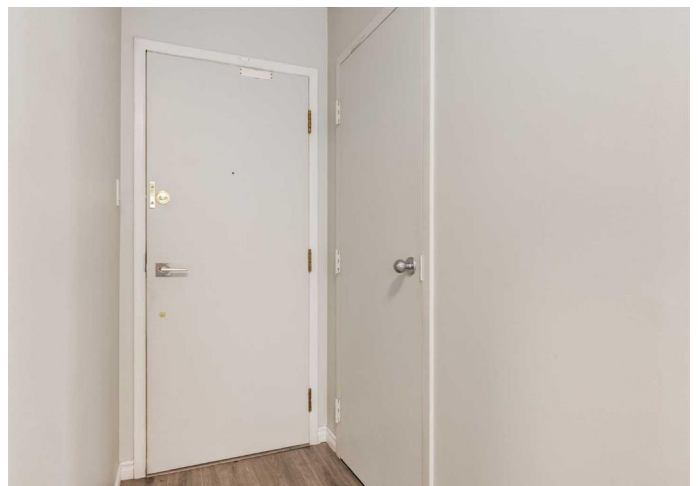
\$224,900

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	5
Zoning	CC-MH

Listing Details

Listing Office	Royal LePage Solutions
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