

# \$349,900 - Ph2, 1304 15 Avenue Sw, Calgary

MLS® #A2245008

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,315 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated downtown living in this expansive 1,315 sq. ft. penthouse, located in a well-maintained concrete and brick building in Calgary's vibrant Beltline. With sweeping city views, modern upgrades, and a highly walkable location, this 2-bedroom, 2-bathroom corner unit offers a rare blend of comfort, functionality, and classic charm. Inside, you will find hardwood flooring and a striking wood-burning fireplace with a marble surround. Oversized windows fill the spacious living and dining areas with natural light, creating a warm and inviting atmosphere. The well-maintained kitchen features generous cabinetry, a built-in wall oven and microwave, and a recently replaced refrigerator. The primary suite offers three closets and a spacious 4-piece ensuite with updated tile, flooring, and modern faucets. The second bedroom is adjacent to a fully renovated 3-piece bathroom with a standing shower, updated finishes, and contemporary fixtures. Enjoy panoramic downtown views from your private balcony. Additional features include a full laundry room, one underground parking stall, and a dedicated storage locker. This pet-friendly, professionally managed building is located just steps from the best of 17th Avenue, restaurants, cafes, shops, parks, and public transit. Penthouse units with this layout, level of care, and character are rarely available. Book your private showing today.

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245008    |
| Price          | \$349,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,315       |
| Acres          | 0.00        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Ph2, 1304 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X7                |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                          |
| Parking        | Parkade, Underground                                       |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door                                                                                |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                                                                    |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Wood Burning                                                                                              |
| # of Stories      | 13                                                                                                        |

## Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 18               |
| Zoning         | CC-MH            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.