

\$247,500 - 540, 1304 15 Avenue Sw, Calgary

MLS® #A2253032

\$247,500

2 Bedroom, 2.00 Bathroom, 1,047 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Explore this beautifully updated condo featuring over 1,000 sq ft of stylish living space with laminate plank hardwood flooring throughout. At the heart of the great room is the kitchen with a spacious island, plentiful storage, and a convenient walk-in pantry. Sunlit west-facing windows brighten the dining area, and the family room flows to a sheltered balcony with fresh air and city views. The large primary bedroom includes dual closets and a sleek 3-piece ensuite. A versatile den or second bedroom, an additional full bathroom, and in-suite laundry add convenience to the layout. With a covered, gated parking stall for peace of mind, this condo is ideally located just steps from the lively shops and restaurants of 17th Avenue and offers easy access to schools, shopping, the Bow River pathway, public transit, and downtown. Experience the perfect blend of urban lifestyle and everyday comfort.

Built in 1980

Essential Information

MLS® #	A2253032
Price	\$247,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,047



Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	540, 1304 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Covered, Off Street, Stall, Gated

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	13

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	39
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.