

# \$249,900 - 303, 1225 15 Avenue Sw, Calgary

MLS® #A2209532

**\$249,900**

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stylish Condo Living for First-Time Buyers & Young Professionals. Start your homeownership journey with this charming 1-bedroom condo on the 3rd floor of a sought-after, smoke-free building in Calgary's vibrant Beltline neighborhood. With a modern interior, unbeatable location, and lifestyle perks, this home is perfect for young professionals or first-time buyers ready to enjoy the best of urban living. The open-concept living area is bright and welcoming, featuring a corner fireplace, hardwood floors through out and direct access to your private balcony—the perfect spot to enjoy your morning coffee or evening drink while taking in partial views of Calgary's skyline. The sleek kitchen is equipped with stainless steel appliances, granite countertops, and stylish cabinetry, making it as functional as it is beautiful. The spacious bedroom offers a peaceful retreat and a large closet, while the updated 4-piece bathroom features modern finishes and a full bathtub/shower combo. One of the standout features of this unit is the in-suite laundry—a must-have convenience for busy city living. Step outside and enjoy everything the Beltline has to offer, including Thomson Family Park just steps from your back door. This charming, pet-friendly green space features whimsical play structures, paved walkways, a seasonal skating rink, and plenty of room to relax or take your dog for a stroll. Located just off 17th Avenue, you're surrounded by Calgary's top restaurants,



coffee shops, boutiques, and nightlife. Public transit and major roadways are close by, making commuting and exploring the city easy and convenient. This home also includes an assigned parking stall, separate storage locker, and condo fees that cover all utilities (yes even electrical)â€”a huge bonus for budgeting and monthly peace of mind. If you're looking for a stylish, low-maintenance home in one of Calgaryâ€™s most dynamic neighborhoods, this condo checks all the boxes. Book your showing today and see why itâ€™s the perfect first place to call your own.

Built in 1969

**Essential Information**

MLS® #	A2209532
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	303, 1225 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Elevator, Granite Counters, See Remarks, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, See Remarks
# of Stories	8
Basement	None

### Exterior

Exterior Features	Balcony
Roof	Asphalt/Gravel, Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	3
Zoning	CC-MH

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.