

\$279,900 - 1207, 1330 15 Avenue Sw, Calgary

MLS® #A2122662

\$279,900

2 Bedroom, 1.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the heart of Wellington Estates. This stunning 12th-floor condo offers more than just a home; it presents a lifestyle of convenience and sophistication.

Step inside to discover an inviting open floor plan flooded with natural light, thanks to expansive windows that frame views of the city. The spacious living area seamlessly flows into a large balcony, perfect for morning coffee or entertaining guests against the backdrop of the city.

The master bedroom with direct access to the balcony, where you can enjoy the warm glow of the evening/afternoon sun. A second bedroom provides ample space for guests or a home office, while ensuite laundry adds practicality to modern living.

Indulge in the luxury of heated underground parking, ensuring your vehicle is sheltered year-round. Plus, with storage for bikes and tires, you can explore the city at your leisure.

Location is key, and this residence does not disappoint. Situated within walking distance of Kensington, river pathways, the downtown core, and trendy 17th Ave, every convenience at your doorstep. Discover amenities, from boutique shops to gourmet restaurants, and immerse yourself into enjoyable city living.

Inside, a recent renovation elevates the space



of elegance and functionality. The brand-new IKEA kitchen boasts sleek quartz countertops, a stylish tile backsplash, and new appliances, including a fridge, stove, and overhead microwave. Vinyl plank flooring adds a touch of modernity, along with a renovated bathroom.

Enjoy the peace and quiet of a well-maintained building with thick walls and considerate neighbors. Revel in the convenience of walking everywhere, from bustling cafes to serene river pathways, all just moments from your doorstep. THE View from the 12th floor provides a daily reminder of the beauty that surrounds you.

Make this 12th-floor retreat in Wellington Estates yours and embrace City living at its finest.

Built in 1973

Essential Information

MLS® #	A2122662
Price	\$279,900
Sold Price	\$353,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	872
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1207, 1330 15 Avenue Sw
Subdivision	Beltline

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3N7

Amenities

Amenities	Bicycle Storage, Elevator(s),
Parking Spaces	1
Parking	Assigned, Covered, Enclosed, Underground



Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	14
Basement	None

Exterior

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

Additional Information

Date Listed	April 26th, 2024
Date Sold	April 28th, 2024
Days on Market	2
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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