

\$269,900 - 405, 235 15 Avenue Sw, Calgary

MLS® #A2134175

\$269,900

2 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

LOCATION, LOCATION, LOCATION!! **2
BDRM+1.5 BATH**DOWNTOWN
VIEWS**WRAP-AROUND DECK**CORNER
UNIT**SECURE UNDERGROND PARKING
STALL**

Are you dreaming of the perfect downtown lifestyle? This spacious 2-bedroom, 1.5-bath condo with a wrap-around deck offers the best of urban living. Whether you're a downtown professional, a city enthusiast, or an investor, this home checks off all the right boxes!

As you step inside, you're greeted by a long entrance hall with two handy closets—one housing the in-suite laundry (tucked away from the living and sleeping areas) and the other serving as an entrance closet. The hallway leads to a full bath with extra storage cabinets, providing plenty of space for all your essentials.

The primary bedroom is a true retreat with a 2-piece en-suite, a walk-in closet, and a large window to keep things cool during those hot summer days and nights. The second bedroom is generously sized and versatile—it can be used as an office, guest room, or both!

The galley kitchen boasts stainless steel appliances, ample cupboard and counter space, and overhead cabinets above the partially open wall to the dining room. This thoughtful design ensures a functional and



stylish cooking space.

From the dining room, you step into a cozy and oversized living room that opens onto a wrap-around balcony. This outdoor space is perfect for lounging and entertaining, offering plenty of room for seating and enjoying the downtown views.

Additional perks include an UNDERGROUND parking stall close to the elevators and a large STORAGE UNIT, both with secure fob access. The building's prime location means you're just steps away from 17th Ave, a plethora of restaurants, numerous bus lines, and endless shopping options.

This condo offers incredible value for anyone seeking a downtown lifestyle or a smart investment property. Don't let this opportunity slip away! Book your private showing today!

Built in 1981

Essential Information

MLS® #	A2134175
Price	\$269,900
Sold Price	\$270,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	949
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	405, 235 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0P6

Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Assigned, Heated Garage, Secured, Stall, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water
Cooling	None
# of Stories	7

Exterior

Exterior Features	Storage
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 14th, 2024
Days on Market	21
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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