

**304, 1323 15 Avenue SW**  
**Calgary, Alberta****MLS # A2215765****\$224,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	623 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Urban living meets comfort and style in this spacious one-bedroom condo nestled in the heart of Calgary's Beltline. Situated in the well-managed and sought-after Hallmark Estates, this bright and inviting home enjoys a prime location just steps from the energy of 17th Avenue, with its eclectic mix of restaurants, cafés, boutiques, and green spaces. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this condo delivers both value and convenience. Inside, you'll find a functional open layout with durable laminate and tile flooring throughout, designed for easy maintenance and everyday living. A classic wood-burning fireplace serves as a cozy focal point in the living area, offering charm and ambiance more than utility - ideal for adding a warm, decorative touch to the space. Large south-facing windows allow natural light to pour in throughout the day, creating a welcoming atmosphere that feels both spacious and serene. The galley-style kitchen features ample cabinetry and a handy pass-through to the living room, making it easy to stay connected while preparing meals. Just off the kitchen, the dining area offers room for a full table and seating, providing flexibility for entertaining or casual weeknight dinners. The oversized primary bedroom comfortably fits a king-sized bed and includes a generous walk-in closet with built-in shelving, while the four-piece bathroom offers plenty of space to refresh and relax. Additional highlights include in-suite laundry, an outdoor assigned parking stall in a gated lot with secure access, and a dedicated storage locker. Residents also enjoy access to a shared sauna - perfect for unwinding after a long day or a winter walk through the city. With transit, parks, grocery stores, and downtown all within easy reach, this Beltline condo offers the perfect blend of location, lifestyle, and low-maintenance living in one of

Calgary’s most vibrant urban neighbourhoods.