

**303, 1225 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2223603**



**\$229,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	596 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel, Tar/Gravel	<b>Condo Fee:</b>	\$ 561
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Kitchen Island, No Smoking Home, Storage		

**Inclusions:** n/a

A stylish Condo Living for first-time buyers & young professionals that is PET FRIENDLY W/O restrictions on SIZE and quantity. Start your homeownership journey with this charming 1-bedroom condo freshly painted located 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 throughout, 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 SW, you're minutes away from some of Calgary's top local spots. Analog Coffee, Good Earth, and Deville Coffee are all nearby for your daily caffeine fix. For dining out, enjoy vibrant favorites like The Coup, Cleaver, Trolley 5 Brewpub, and Una Pizza + Wine—all within walking distance. This is also a pet-friendly building with no size or breed

restrictions—just board approval required, offering flexibility for pet owners. Public transit and major roadways are close by, making commuting and exploring the city easy and convenient. The unit includes an assigned parking stall, separate storage locker, and condo fees that cover all utilities—including electricity—a huge bonus for budgeting and monthly peace of mind. If you're looking for a stylish, low-maintenance home in one of Calgary's most dynamic neighborhoods, this condo checks all the boxes. Book your showing today and see why it's the perfect first place to call your own.