

805, 1225 15 Avenue SW
Calgary, Alberta

MLS # A2230411



\$280,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	775 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 732
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Storage		

Inclusions: N/A

This top-floor penthouse suite with two bedrooms is move-in ready and perfectly positioned in the heart of the Beltline. Just steps from the amenities of 11th Street and the vibrant energy of 17th Avenue SW—home to some of Calgary’s best cafes, restaurants, and boutique shops—you’ll enjoy urban living with style and convenience. Enjoy sunny south-facing views from the balcony overlooking Thomson Family Park, which features a playground, picnic area, and open green space following its 2016 revitalization. Inside, hardwood floors run throughout a smart, functional layout with a spacious living room, dining area, and a large kitchen outfitted with granite countertops, stainless steel appliances, and an abundance of maple cabinetry. The bathroom offers both a separate shower and a full tub, situated conveniently between the two bedrooms. There’s in-suite laundry, a covered parking stall, and an additional storage locker. Bonus: Condo fees include electricity, and The Biltmore is a well-managed, pet-friendly building—making this an exceptional opportunity for homeowners and investors alike.