

**1215 15 Avenue SW
Calgary, Alberta****MLS # A2270394****\$319,000****Division:** Beltline**Type:** Residential/Other**Style:** 2 Storey**Size:** 564 sq.ft. **Age:** 1996 (30 yrs old)**Beds:** 2 **Baths:** 2 full / 1 half**Garage:** Stall**Lot Size:** -**Lot Feat:** Other**Heating:** Baseboard, Fireplace(s), Natural Gas**Water:** -**Floors:** Carpet, Ceramic Tile, Hardwood**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** \$ 578**Basement:** Full**LLD:** -**Exterior:** Brick, Stucco, Wood Frame**Zoning:** CC-MHX**Foundation:** Slab**Utilities:** -**Features:** Kitchen Island, No Smoking Home, Pantry**Inclusions:** N/A

Don't let the square footage fool you, the total square footage including RMS and below grade is 1,165 square feet. Live the inner-city life in this bright 2-storey walk-up at The Terrace. An open main level (with recently renovated hardwood floors and carpet) blends a peninsula kitchen with eating bar, full dining space, and a fireplace-anchored living room - plus easy access to the common courtyard for morning coffee or evening BBQs. The home features updated plumbing throughout (no Poly-B), new toilets, and a central vacuum system. Downstairs, you'll find a peaceful primary retreat with walk-in closet and ensuite, a full-size den with closet, a second full bath, and proper laundry/storage space. Enjoy the convenience of secure underground parking in a pet-friendly building (with board approval). Set in Calgary's vibrant Beltline, you're just steps from 17th Ave SW's restaurants, cafés, and shops, and a short walk to downtown. This move-in-ready home offers the perfect balance of comfort, style, and location - ideal for professionals, first-time buyers, or downsizers seeking low-maintenance inner-city living.