

# \$175,000 - 203, 1311 15 Avenue Sw, Calgary

MLS® #A2242205

**\$175,000**

1 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this spacious and thoughtfully designed one-bedroom condo, offering an exceptionally open floor plan perfect for modern living. The oversized primary bedroom features a cozy alcove ideal for a home office or reading nook, along with a private 2-piece ensuite for added convenience. The separate dining area, located just off the generous living room, creates a great flow for entertaining guests. The bright and functional kitchen includes a pass-through window to the dining room, enhancing the open-concept feel. The living room offers plenty of space for your big-screen TV and home theatre setup. Additional highlights include in-suite laundry area with good sized storage area, plus a separate storage room off the patio for seasonal items or extra gear. Recently updated with stylish fixtures, modern countertops, and newer appliances—this home is truly move-in ready. Step outside to one of the largest south-facing patios you’ll find in a condo—ideal for relaxing or hosting on sunny afternoons. All of this just a few blocks from the shops, restaurants, and energy of 17th Avenue. A must-see opportunity!



Built in 1981

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242205          |
| Price          | \$175,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 814               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 203, 1311 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X8                |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Elevator(s), Parking, Roof Deck, Storage |
| Parking Spaces | 1                                        |
| Parking        | Underground                              |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Elevator                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Hot Water                                           |
| Cooling           | None                                                |
| # of Stories      | 7                                                   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Construction      | Brick, Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 25              |
| Zoning         | CC-MH           |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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