\$229,900 - 303, 1225 15 Avenue Sw, Calgary

MLS® #A2223603

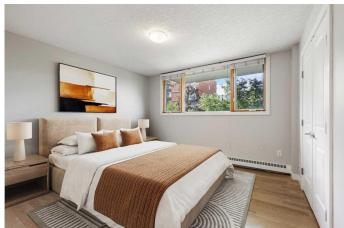
\$229,900

1 Bedroom, 1.00 Bathroom, 596 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 21ST 11:30AM-1:30PM 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 balconyâ€"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 laundryâ€"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 + Wineâ€"all within walking distance. This is also a pet-friendly building with no size or breed restrictionsâ€"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 utilitiesâ€"including electricityâ€"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.

Built in 1969

Essential Information

MLS® # A2223603 Price \$229,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 596

Acres 0.00

Year Built 1969

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 303, 1225 15 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0X7

Amenities

Amenities None

Parking Spaces 1

Parking Assigned, Stall

Interior

Interior Features Elevator, Granite Counters, Kitchen Island, No Smoking Home, Storage

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Baseboard, Natural Gas

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Family Room, See Remarks

of Stories 8

Exterior

Exterior Features Balcony

Roof Tar/Gravel, Asphalt/Gravel

Construction Brick, Concrete, Stucco

Additional Information

Date Listed June 4th, 2025

Days on Market 15

Zoning CC-MH

Listing Details

Listing Office RE/MAX First

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