

\$267,500 - 303, 616 15 Avenue Sw, Calgary

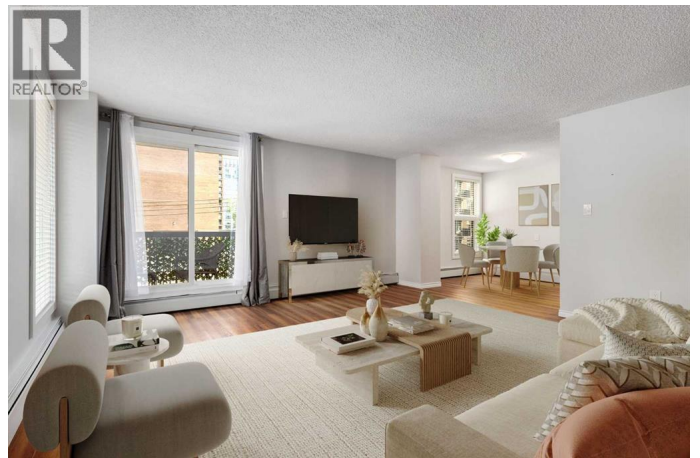
MLS® #A2243843

\$267,500

2 Bedroom, 1.00 Bathroom, 951 sqft
Single Family

Beltline, Calgary, Alberta

Modern Urban Living Meets Thoughtful Design in the Heart of the Beltline! Step into this beautifully maintained 2-bedroom, 1-bath, 951 sq.ft. condo, perfectly positioned just steps from the vibrant energy of 17th Avenue. Located in a quiet, concrete building with only four units per floor, this home offers serene city living with views facing the downtown core, providing beautiful natural light without the street noise. It's an ideal retreat in one of Calgary's most walkable and connected neighbourhoods. Inside, you'll find a bright and functional layout featuring large windows, rich laminate flooring, and a spacious balcony perfect for morning coffee or evening cocktails. The kitchen was fully renovated in 2015 with granite counter-tops, full-height custom cabinetry, and stainless steel appliances. A new washer and dryer were added in 2021, and the entire unit was freshly painted in 2025, offering a crisp, modern finish. With in-suite laundry, portable air-conditioning unit, additional separate from unit storage (#303/17), and an assigned platform parking stall (#2), this home delivers all the essentials for convenient downtown living. Enjoy an unmatched lifestyle with artisan bakeries, restaurants, pubs, grocery stores, coffee shops, stylish clothing stores, boutique gyms, the MNP Centre, and Calgary's river pathways all within walking distance. Whether you're headed to yoga, brunch, or downtown for work, everything you need is just minutes from your door. Live where comfort, culture,



and convenience converge! (id:6289)

Built in 1979

Essential Information

Listing #	A2243843
Price	\$267,500
Bedrooms	2
Bathrooms	1.00
Square Footage	951
Year Built	1979
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	303, 616 15 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0R5

Amenities

Amenities	Park, Playground, Schools, Shopping, Sauna
Features	Sauna, Parking
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	None
# of Stories	8

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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