

# \$249,000 - 520, 1304 15 Avenue Sw, Calgary

MLS® #A2214617

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*INVESTOR ALERT\*\*** This property has great Value at the price!! Great Rental Potential or live in yourself. Well managed building!! Lovely Open Floor Plan that is fantastic for entertaining. Sunny Southern Exposure. Balcony that has one of the nicest views in the complex. Close to EVERYTHING! Enjoy walking to all the local restaurants, stores and businesses. Enjoy all that DOWNTOWN living has to offer!! Ample parking and storage in unit and extra secured storage space on main floor. Master ensuite bathroom recently renovated. **\*\* 2 elevators\*\*** Sellers are offering a special offer to qualified buyers, ask your agent for details. \*View the 3D Virtual tour and note you can de-furnish the unit with a press of a button\* This unit has 1 primary bedroom and a Den/Office, currently used as a 2nd bedroom. Lovely Open Floor Plan that is amazing for entertaining. How would you make this space work for you?



Built in 1980

## Essential Information

MLS® #	A2214617
Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,045

Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	520, 1304 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Gated, Secured, Stall, Outside
# of Garages	1

### Interior

Interior Features	French Door, No Smoking Home, Open Floorplan, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Radiant
Cooling	None
# of Stories	10
Basement	None

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
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Days on Market	7
Zoning	CC-MH

**Listing Details**

Listing Office	CIR Realty
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