

# \$264,900 - 704, 1311 15 Avenue Sw, Calgary

MLS® #A2199488

**\$264,900**

2 Bedroom, 2.00 Bathroom, 983 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stunning top-floor corner unit offering 983 square feet of bright and spacious living. With city and park views, this two-bedroom, one-and-a-half-bathroom apartment is a rare find. The updated kitchen features beautiful granite countertops and ample cabinet space, making it both stylish and functional. The open layout flows seamlessly into the dining and living areas, where large south facing windows flood the space with natural light. Both bedrooms are generously sized, with the primary bedroom boasting its own private two-piece ensuite. This home also includes A large, covered balcony and secure heated underground parking, providing convenience and peace of mind year-round. Located just steps from trendy 17th Avenue, youâ€™ll have easy access to a vibrant mix of restaurants, cafÃ©s, unique shops, and entertainment. Downtown is within walking distance. Donâ€™t miss this incredible opportunity to own a top-floor corner unit in a prime location. Book your private showing today!

Built in 1981

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2199488  |
| Price     | \$264,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 983               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 704, 1311 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X8                |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Secured Parking                                             |
| Parking Spaces | 1                                                           |
| Parking        | Alley Access, Assigned, Heated Garage, Parkade, Underground |
| # of Garages   | 1                                                           |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, Elevator                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 7                                                                                            |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Roof              | Flat             |
| Construction      | Brick, Concrete  |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 58              |
| Zoning         | CC-MH           |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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