

# \$249,900 - 202, 1331 15 Avenue Sw, Calgary

MLS® #A2255011

**\$249,900**

2 Bedroom, 1.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Spacious and well-maintained 2-bedroom, 1-bathroom condo located in a solid concrete building in Calgary's desirable Beltline district. Tucked just off vibrant 17th Avenue, this quiet, well-built concrete condo offers the perfect balance of comfort and convenience. Whether you're an individual seeking extra space or a duo bringing your own furniture, the two generously sized bedrooms provide flexibility to make the space truly your own. The primary bedroom is over 150 sq. ft., easily accommodating a king-sized bed and additional furnishings. With over 100 sq. ft., the second bedroom works perfectly as a guest room, home office, or versatile flex space.

The main living area features hardwood flooring, a cozy corner electric fireplace with a mantel, and floor-to-ceiling windows that open onto a northwest-facing, extended balcony—providing plenty of natural light and warm afternoon sun without overheating the space.

A large wall-mounted mirror creates a more open feel in the practical and well-sized 4 piece bathroom. This home includes in-suite laundry with a space-saving stackable washer and dryer. Behind the complex, you'll find a designated resident parking area, with one assigned stall included for your use. Additional stalls are easily available for rent nearby.

The solid concrete structure ensures peace and privacy, while being well managed and having a healthy reserve fund. Located steps



from grocery stores, shops, restaurants, transit, and 17th Ave. No matter if you're a first-time buyer, downsizer, or looking to build equity, this condo offers outstanding potential. Come and check it out yourself.

Built in 1973

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255011          |
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 855               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 202, 1331 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X8                |

**Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Snow Removal           |
| Parking Spaces | 1                               |
| Parking        | Assigned, Paved, Stall, Plug-In |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Bar                                                                        |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |

|                 |                                    |
|-----------------|------------------------------------|
| Heating         | Baseboard, Hot Water, Fireplace(s) |
| Cooling         | None                               |
| Fireplace       | Yes                                |
| # of Fireplaces | 1                                  |
| Fireplaces      | Electric                           |
| # of Stories    | 4                                  |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 10                  |
| Zoning         | CC-MH               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.