

# \$249,900 - 730, 1304 15 Avenue Sw, Calgary

MLS® #A2208945

## \$249,900

2 Bedroom, 2.00 Bathroom, 1,065 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this 7th floor, 2 bedroom, 1.5 bathroom condo in impeccably maintained concrete and brick building, within walking distance to most amenities that Calgary downtown has to offer. Plenty of natural sunlight, open lay-out, this corner unit is a must-view. Enter the suite to find a generous foyer, perfect for Calgary's changing weather wardrobe demands ! Beyond the foyer, discover a large great room with beautiful windows+ private corner balcony. Kitchen is well outfitted with lots of cupboards, a huge pantry room, Maytag refrigerator, stainless dishwasher, + kitchen-aid wall oven. fabulous serve-through to dining bar, perfect for morning coffee, evening appetizers, or work station! separate private dining room with view! Large master bedroom suite is well located, separated with distance to the great room, providing with more privacy. The large master with huge big window + well - appointed closet. the second bedroom is also good size + can be use as an office or den. Large full bath + in suite laundry! Secure single car parking + additional storage. Pet friendly! This well managed property is exceptionally well located, easily walk or bike to downtown, shopping, restaurants, entertainment, park trail from this prime location.

Built in 1980

## Essential Information



MLS® #	A2208945
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,065
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	730, 1304 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0X7

### **Amenities**

Amenities	Elevator(s), Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Electric Gate, Stall

### **Interior**

Interior Features	Open Floorplan, Pantry, Storage
Appliances	Built-In Oven, Dishwasher, Garburator, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	13
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot

Roof	Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	18
Zoning	CC-MH

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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.