

# \$319,000 - 1215 15 Avenue Sw, Calgary

MLS® #A2270394

**\$319,000**

2 Bedroom, 3.00 Bathroom, 564 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

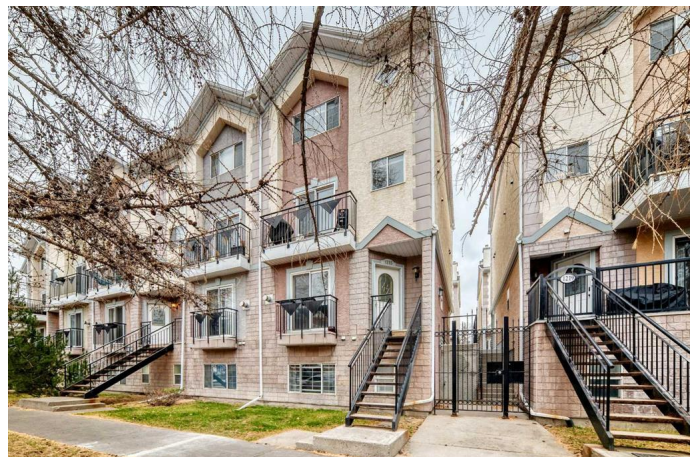
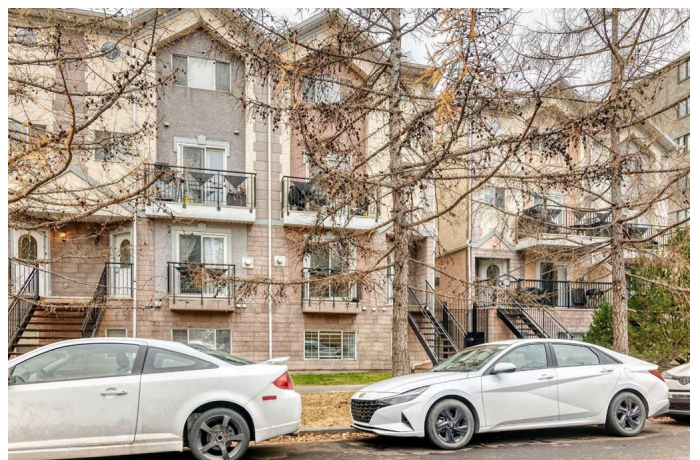
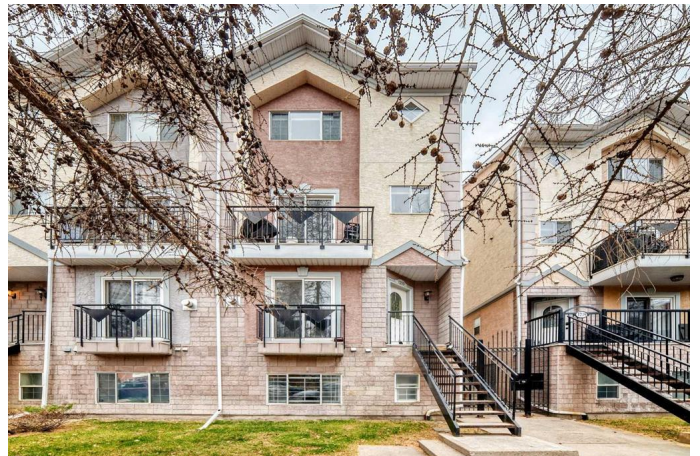
Live the inner-city life in this bright 2-storey walk-up at The Terrace. An open main level (with brand-new hardwood and tile) blends a peninsula kitchen with eating bar, full dining space, and a fireplace-anchored living room - plus easy access to the common courtyard for morning coffee or evening BBQs. The home features updated plumbing throughout (no Poly-B), new toilets, and a central vacuum system.

Downstairs, you'll find a peaceful primary retreat with walk-in closet and ensuite, a full-size den with closet, a second full bath, and proper laundry/storage space. Enjoy the convenience of secure underground parking in a pet-friendly building (with board approval). Set in Calgary's vibrant Beltline, you're just steps from 17th Ave SW's restaurants, caf  s, and shops, and a short walk to downtown. This move-in-ready home offers the perfect balance of comfort, style, and location - ideal for professionals, first-time buyers, or downsizers seeking low-maintenance inner-city living.

Built in 1996

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2270394  |
| Price     | \$319,000 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 564           |
| Acres          | 0.00          |
| Year Built     | 1996          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1215 15 Avenue Sw |
| Subdivision | Beltline          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 0X5           |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other, Secured Parking, Snow Removal |
| Parking Spaces | 1                                    |
| Parking        | Stall                                |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Natural Gas                                      |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Courtyard, Other |
| Lot Description   | Other            |
| Roof              | Asphalt Shingle  |

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Slab                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 3                   |
| Zoning         | CC-MHX              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | KT Capital Realty Inc. |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.