

# \$249,000 - 340, 1304 15 Avenue Sw, Calgary

MLS® #A2181764

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,051 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*Open House - Thursday April 3, 5:30 pm - 8:00 pm\*\*** Welcome to this beautifully updated condo in Westbow located in the heart of the Beltline. This 2 bedroom corner unit has 1 full bath and 1 half bath complete with an assigned parking stall and storage. The concrete building has 2 elevators with only 4 units per floor. As you step inside, you will be welcomed by an inviting, bright open concept floorplan boasting a spacious 1050 square feet of living space that provides views from every window. The expansive kitchen is a highlight featuring granite countertops, all stainless-steel appliances with an abundance of cupboard space, along with a spacious walk-in pantry to make organizing a breeze! The open-concept layout seamlessly connects the kitchen to the spacious dining room and living area giving you access to the balcony. Off the living room there is a bedroom or a perfect space for an office/den. The spacious primary bedroom is tucked away from the living space. Large enough for a king size bed plus plenty of closet space. The 5-piece ensuite bathroom with a tiled shower features a double sink vanity and in-suite laundry. A separate 2-piece bathroom near the main entrance and custom-built closet organizer near the front door completes this fantastic unit. One assigned outdoor parking stall is included, which can be seen from the unit, along with a separate assigned storage unit. An incredible location, steps from 17th Avenue and all it has to offer including easy access to



an abundance of restaurants and trendy coffee shops, shopping, the river pathways, parks, transit, and the downtown core! Take advantage of the location of this very well-maintained pet friendly building. See it for yourself, book your private tour today!

Built in 1980

### Essential Information

MLS® #	A2181764
Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,051
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	340, 1304 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No
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Appliances	Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	13

## Exterior

Exterior Features	Balcony
Roof	Concrete, Membrane
Construction	Brick, Concrete

## Additional Information

Date Listed	January 21st, 2025
Days on Market	72
Zoning	CC-MH

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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