

# \$224,900 - 304, 1323 15 Avenue Sw, Calgary

MLS® #A2215765

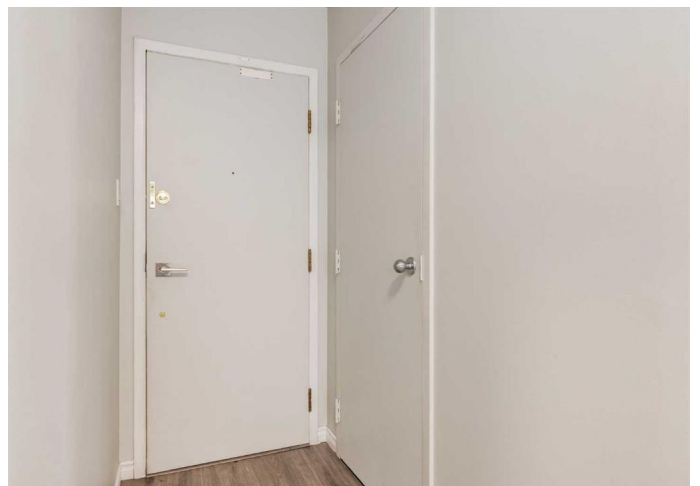
**\$224,900**

1 Bedroom, 1.00 Bathroom, 623 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Urban living meets comfort and style in this spacious one-bedroom condo nestled in the heart of Calgary's Beltline. Situated in the well-managed and sought-after Hallmark Estates, this bright and inviting home enjoys a prime location just steps from the energy of 17th Avenue, with its eclectic mix of restaurants, caf  s, boutiques, and green spaces. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this condo delivers both value and convenience. Inside, you'll find a functional open layout with durable laminate and tile flooring throughout, designed for easy maintenance and everyday living. A classic wood-burning fireplace serves as a cozy focal point in the living area, offering charm and ambiance more than utility - ideal for adding a warm, decorative touch to the space. Large south-facing windows allow natural light to pour in throughout the day, creating a welcoming atmosphere that feels both spacious and serene. The galley-style kitchen features ample cabinetry and a handy pass-through to the living room, making it easy to stay connected while preparing meals. Just off the kitchen, the dining area offers room for a full table and seating, providing flexibility for entertaining or casual weeknight dinners. The oversized primary bedroom comfortably fits a king-sized bed and includes a generous walk-in closet with built-in shelving, while the four-piece bathroom offers plenty of space to refresh and relax. Additional highlights include



in-suite laundry, an outdoor assigned parking stall in a gated lot with secure access, and a dedicated storage locker. Residents also enjoy access to a shared sauna - perfect for unwinding after a long day or a winter walk through the city. With transit, parks, grocery stores, and downtown all within easy reach, this Beltline condo offers the perfect blend of location, lifestyle, and low-maintenance living in one of Calgary's most vibrant urban neighbourhoods.

Built in 1979

**Essential Information**

MLS® #	A2215765
Price	\$224,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	623
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	304, 1323 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

**Amenities**

Amenities	Sauna, Secured Parking, Storage
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	10

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	CC-MH

## Listing Details

Listing Office	Royal LePage Solutions
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