

# \$199,900 - 540, 1304 15 Avenue Sw, Calgary

MLS® #A2253032

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Priced to sell! Explore this beautifully updated condo featuring over 1,000 sq ft of stylish living space with laminate plank hardwood flooring throughout. At the heart of the great room is the kitchen with a spacious island, plentiful storage, and a convenient walk-in pantry. Sunlit west-facing windows brighten the dining area, and the family room flows to a sheltered balcony with fresh air and city views. The large primary bedroom includes dual closets and a sleek 3-piece ensuite. A versatile den or second bedroom, an additional full bathroom, and in-suite laundry add convenience to the layout. With a covered, gated parking stall for peace of mind, this condo is ideally located just steps from the lively shops and restaurants of 17th Avenue and offers easy access to schools, shopping, the Bow River pathway, public transit, and downtown. Experience the perfect blend of urban lifestyle and everyday comfort. Move-in ready and incredible value at this price point.

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2253032  |
| Price      | \$199,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,047             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 540, 1304 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X7                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Elevator(s)                       |
| Parking Spaces | 1                                 |
| Parking        | Covered, Gated, Off Street, Stall |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry                                                                                          |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator |
| Heating           | Baseboard, Natural Gas                                                                                                          |
| Cooling           | None                                                                                                                            |
| # of Stories      | 13                                                                                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 61                  |
| Zoning         | CC-MH               |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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