



**GRASSROOTS**  
REALTY GROUP

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207, 1236 15 Avenue SW  
Calgary, Alberta

MLS # A2241233



**\$238,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: n/a

Welcome to the Heart of Calgary Living! Bright, spacious, and just steps from trendy 17th Avenue, this beautifully maintained 2-bedroom, 1-bathroom condo offers the perfect blend of comfort, style, and an unbeatable location. Freshly painted and featuring timeless hardwood floors, this airy unit boasts an open-concept layout with a dedicated dining area, a large living room, and direct access to your private patio, ideal for relaxing or entertaining. Enjoy two generously sized bedrooms with ample closet space, plus an oversized front closet that provides exceptional in-unit storage. The functional galley kitchen makes meal prep effortless, while underground titled parking adds everyday convenience and peace of mind. Located in a solid concrete building (no post-tension), this home in Calgary's vibrant Beltline community is just steps from shops, caf  s, restaurants, and nightlife on 17th Avenue, and a short walk to the downtown core. Whether you're a first-time buyer, urban professional, or savvy investor, this is a fantastic opportunity to own in one of Calgary's most desirable neighborhoods. A smart investment and a lifestyle upgrade! Live your best life in the heart of the city!