



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

202, 1331 15 Avenue SW  
Calgary, Alberta

MLS # A2255011

**\$249,900**



Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

Spacious and well-maintained 2-bedroom, 1-bathroom condo located in a solid concrete building in Calgary's desirable Beltline district. Tucked just off vibrant 17th Avenue, this quiet, well-built concrete condo offers the perfect balance of comfort and convenience. Whether you're an individual seeking extra space or a duo bringing your own furniture, the two generously sized bedrooms provide flexibility to make the space truly your own. The primary bedroom is over 150 sq. ft., easily accommodating a king-sized bed and additional furnishings. With over 100 sq. ft., the second bedroom works perfectly as a guest room, home office, or versatile flex space. The main living area features hardwood flooring, a cozy corner electric fireplace with a mantel, and floor-to-ceiling windows that open onto a northwest-facing, extended balcony—providing plenty of natural light and warm afternoon sun without overheating the space. A large wall-mounted mirror creates a more open feel in the practical and well-sized 4 piece bathroom. This home includes in-suite laundry with a space-saving stackable washer and dryer. Behind the complex, you'll find a designated resident parking area, with one assigned stall included for your use. Additional stalls are easily available for rent nearby. The solid concrete structure ensures peace and privacy, while being well managed and having a healthy reserve fund. Located steps from grocery stores, shops, restaurants, transit, and 17th Ave. No matter if you're a first-time buyer, downsizer, or looking to build equity, this condo offers outstanding potential. Come and check it out yourself.