



GRASSROOTS
REALTY GROUP

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303, 1331 15 Avenue SW
Calgary, Alberta

MLS # A2265785



\$185,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	1973 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: None

Welcome to this bright and freshly painted 1-bedroom, 1-bathroom condo in a quiet, concrete building just steps from 17th Avenue SW. Offering modern comfort and unbeatable value, this home is ideal for first-time buyers, investors, or those seeking affordable inner-city living. The open layout features hardwood and tile flooring throughout the main areas, with new carpet in the bedroom for added comfort. The kitchen is well designed with ample cabinet space, a raised eating bar, and matching black appliances. Enjoy abundant natural light from the south-facing balcony, perfect for morning coffee or evening relaxation. You'll appreciate the in-suite laundry, spacious bedroom, and clean 4-piece bathroom — all in a building known for its solid concrete construction and low monthly fees. Highlights: — Low condo fees: only \$337.10/month (includes heat & water) — New carpet and fresh paint throughout — move-in ready — In-suite laundry (stacked full-size washer/dryer) — Assigned parking stall — Healthy reserve fund & professionally managed — Prime Beltline location — steps from cafés, top restaurants, groceries, parks, and transit This stylish inner-city condo offers an ownership cost lower than rent — all within one of Calgary's most walkable and vibrant neighborhoods.