



1215 15 Avenue SW
Calgary, Alberta

MLS # A2270394



\$319,000

Division: Beltline

Type: Residential/Other

Style: 2 Storey

Size: 564 sq.ft. **Age:** 1996 (30 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Stall

Lot Size: -

Lot Feat: Other

Heating: Baseboard, Fireplace(s), Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 578

Basement: Full

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: CC-MHX

Foundation: Slab

Utilities: -

Features: Kitchen Island, No Smoking Home, Pantry

Inclusions: N/A

Don't let the square footage fool you, the total square footage including RMS and below grade is 1,165 square feet. Live the inner-city life in this bright 2-storey walk-up at The Terrace. An open main level (with recently renovated hardwood floors and carpet) blends a peninsula kitchen with eating bar, full dining space, and a fireplace-anchored living room - plus easy access to the common courtyard for morning coffee or evening BBQs. The home features updated plumbing throughout (no Poly-B), new toilets, and a central vacuum system. Downstairs, you'll find a peaceful primary retreat with walk-in closet and ensuite, a full-size den with closet, a second full bath, and proper laundry/storage space. Enjoy the convenience of secure underground parking in a pet-friendly building (with board approval). Set in Calgary's vibrant Beltline, you're just steps from 17th Ave SW's restaurants, cafés, and shops, and a short walk to downtown. This move-in-ready home offers the perfect balance of comfort, style, and location - ideal for professionals, first-time buyers, or downsizers seeking low-maintenance inner-city living.