



**305, 1225 15 Avenue SW  
Calgary, Alberta**

**MLS # A2287461**



**\$270,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	774 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 733
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Stone Counters, Storage		

**Inclusions:** Garburator AS-IS

Welcome to Unit 305 in the Biltmore, perfectly located in the heart of Calgary's vibrant Beltline — where comfort, space, and unbeatable inner-city convenience come together. This beautifully designed home features an exceptionally open concept living space that's perfect for both everyday living and entertaining. The spacious kitchen is the true centerpiece, complete with a large island with built-in cooktop, ample prep space, and seating for casual dining or gathering with guests. Just off the kitchen, the formal dining area offers plenty of room for hosting and flows seamlessly to your south-facing patio, ideal for enjoying sunshine throughout the day. The generous living room with fireplace creates a warm and inviting space to relax and unwind. Thoughtfully designed for comfort and functionality, this unit offers abundant storage throughout, including multiple closets to keep everything organized. The two large bedrooms provide excellent space and flexibility, sharing a well-appointed 4-piece bathroom featuring both a large soaker tub and separate shower. Convenient in-unit laundry is tucked right into the kitchen with a newer washer/dryer combo, making daily living effortless. Additional features include an assigned parking stall at the rear of the building, a separate basement storage locker, and condo fees that cover ALL utilities (including electricity), providing exceptional value and simplified monthly budgeting. Step outside and experience everything the Beltline has to offer. You're just steps from shops, restaurants, cafes, and everyday amenities, with excellent transit access nearby and quick, easy access to downtown whether you walk, bike, or commute. This is true inner-city living at its best. A fantastic opportunity to own a spacious, well-located home in one of Calgary's most dynamic and walkable

communities.