



801, 1225 15 Avenue SW
Calgary, Alberta

MLS # A2301385



\$259,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 757
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to this TOP-FLOOR, move-in ready 2-bedroom condo offering exceptional value in the heart of Calgary's vibrant Beltline. Enjoy fantastic views overlooking Thomson Family Park—a beautifully redeveloped inner-city green space with walking paths, open lawn areas, a playground, and seasonal skating—right outside your door. For buyers looking to secure a well-located inner-city home with strong livability and long-term potential, this is a standout opportunity. This updated, south-facing END unit features a bright and functional 2-bedroom, 1-bath layout with new luxury vinyl plank flooring throughout, creating a clean, modern feel the moment you walk in. The top-floor location offers added privacy and quiet—no neighbours above—making it an ideal choice for professionals, first-time buyers, or investors. Enjoy the convenience of in-suite all-in-one laundry and a layout designed for comfort, with well-defined living and dining spaces that feel both practical and inviting. Located in the Biltmore, this is a solid, well-established concrete building with a track record of long-term ownership. Just steps from 17th Avenue SW, you're immersed in one of Calgary's most dynamic and walkable neighbourhoods, with restaurants, cafes, everyday amenities, transit, and the downtown core all within easy reach. Condo fees include heat, water, and electricity—offering simplified monthly budgeting and greater financial predictability. Call to book your private viewing today!