

# \$295,500 - 201, 523 15 Avenue Sw, Calgary

MLS® #A2222366

## \$295,500

2 Bedroom, 1.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PRICE REDUCTION...Welcome to this tastefully renovated apartment located in the vibrant Beltline neighborhood. This spacious home features two bedrooms and one bath, perfect for comfortable living. The apartment boasts new luxury vinyl planking and new paint throughout, giving it a modern and inviting feel. In Kitchen, there is new deluxe maple cabinetry, all new appliances warrantied to end of April 2026, all new kitchen and bathroom plumbing fixtures (fridge is also plumbed in) as well as new light packages and blinds. Kitchen has granite counters. Garbage chutes for convenience. Enjoy the convenience of ensuite laundry. Both bedrooms have large floor to ceiling glass sliding closets and remote-controlled lights/fan combo. 4-pc bathroom is spacious and practical. New Blinds throughout. An expansive living room is ideal for relaxation and entertainment. A separate dining area across the kitchen is ideal for a six-chair table. This apartment is a true gem, offering both style and functionality in one of the most sought-after areas. You also enjoy the luxury of your spacious private balcony. The strong sense of community in Beltline fosters a welcoming environment where residents can enjoy the eclectic mix of amenities, nightlife options, and recreational opportunities. Walking distance to 17th Ave adds another charm of evening stroll and access to many traditional caf  s. Book your showing today!



Built in 1978

## Essential Information

MLS® #	A2222366
Price	\$295,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	789
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 523 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0R3

## Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	7

## Exterior

Exterior Features	Balcony
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Construction      Brick, Concrete, Stucco

### **Additional Information**

Date Listed      May 18th, 2025

Days on Market      29

Zoning      CC-MH

### **Listing Details**

Listing Office      D2S Real Estate Ltd

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