

# \$229,900 - 303, 1225 15 Avenue Sw, Calgary

MLS® #A2223603

**\$229,900**

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY JUNE 21ST**

**11:30AM-1:30PM\*\*** A stylish Condo Living for

first-time buyers & young professionals that is  
PET FRIENDLY W/O restrictions on SIZE and

quantity. Start your homeownership journey

with this charming 1-bedroom condo freshly

painted located on the 3rd floor of a

sought-after, smoke-free building in  
Calgary's vibrant Beltline neighborhood.

With a modern interior, unbeatable location,

and lifestyle perks, this home is perfect for

young professionals or first-time buyers ready  
to enjoy the best of urban living. The

open-concept living area is bright and

welcoming, featuring a corner fireplace,

hardwood floors throughout, and direct access

to your private balcony—the perfect spot to

enjoy your morning coffee or evening drink

while taking in partial views of Calgary's

skyline. The sleek kitchen is equipped with

stainless steel appliances, granite countertops,

and stylish cabinetry, making it as functional

as it is beautiful. The spacious bedroom offers

a peaceful retreat and a large closet, while the

updated 4-piece bathroom features modern

finishes and a full bathtub/shower combo. One

of the standout features of this unit is the

in-suite laundry—a must-have convenience

for busy city living. Step outside and enjoy

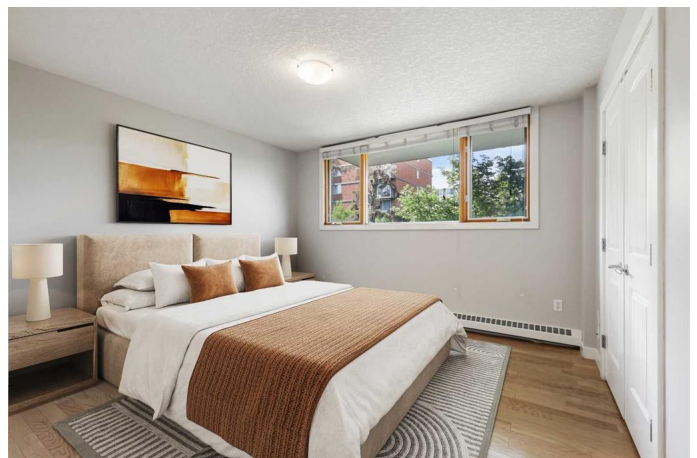
everything the Beltline has to offer, including

**\*\*Thomson Family Park\*\***, just steps from your

back door. This charming, pet-friendly green

space features whimsical play structures,

paved walkways, a seasonal skating rink, and



plenty of room to relax or take your dog for a stroll. Located just off 17th Avenue SW, you're minutes away from some of Calgary's top local spots. Analog Coffee, Good Earth, and Deville Coffee are all nearby for your daily caffeine fix. For dining out, enjoy vibrant favorites like The Coup, Cleaver, Trolley 5 Brewpub, and Una Pizza + Wine—all within walking distance. This is also a pet-friendly building with no size or breed restrictions—just board approval required, offering flexibility for pet owners. Public transit and major roadways are close by, making commuting and exploring the city easy and convenient. The unit includes an assigned parking stall, separate storage locker, and condo fees that cover all utilities—including electricity—a huge bonus for budgeting and monthly peace of mind. If you're looking for a stylish, low-maintenance home in one of Calgary's most dynamic neighborhoods, this condo checks all the boxes. Book your showing today and see why it's the perfect first place to call your own.

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223603    |
| Price          | \$229,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 596         |
| Acres          | 0.00        |
| Year Built     | 1969        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 303, 1225 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X7                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Storage, Elevator |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer         |
| Heating           | Baseboard, Natural Gas                                               |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Family Room, Electric, See Remarks                                   |
| # of Stories      | 8                                                                    |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Roof              | Asphalt/Gravel, Tar/Gravel |
| Construction      | Brick, Concrete, Stucco    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 9              |
| Zoning         | CC-MH          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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