

# \$264,900 - 704, 1311 15 Avenue Sw, Calgary

MLS® #A2199488

**\$264,900**

2 Bedroom, 2.00 Bathroom, 983 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stunning top-floor corner unit offering 983 square feet of bright and spacious living. With city and park views, this two-bedroom, one-and-a-half-bathroom apartment is a rare find. The updated kitchen features beautiful granite countertops and ample cabinet space, making it both stylish and functional. The open layout flows seamlessly into the dining and living areas, where large south facing windows flood the space with natural light. Both bedrooms are generously sized, with the primary bedroom boasting its own private two-piece ensuite. This home also includes A large, covered balcony and secure heated underground parking, providing convenience and peace of mind year-round. Located just steps from trendy 17th Avenue, youâ€™ll have easy access to a vibrant mix of restaurants, cafÃ©s, unique shops, and entertainment. Downtown is within walking distance. Donâ€™t miss this incredible opportunity to own a top-floor corner unit in a prime location. Book your private showing today!

Built in 1981

## Essential Information

MLS® #	A2199488
Price	\$264,900
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	983
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	704, 1311 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X8

### **Amenities**

Amenities	Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Alley Access, Assigned
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Elevator
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	7

### **Exterior**

Exterior Features	Balcony, Storage
Roof	Flat
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	69
Zoning	CC-MH

### **Listing Details**

Listing Office	Royal LePage Benchmark
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