

# \$369,900 - 8, 603 15 Avenue Sw, Calgary

MLS® #A2259617

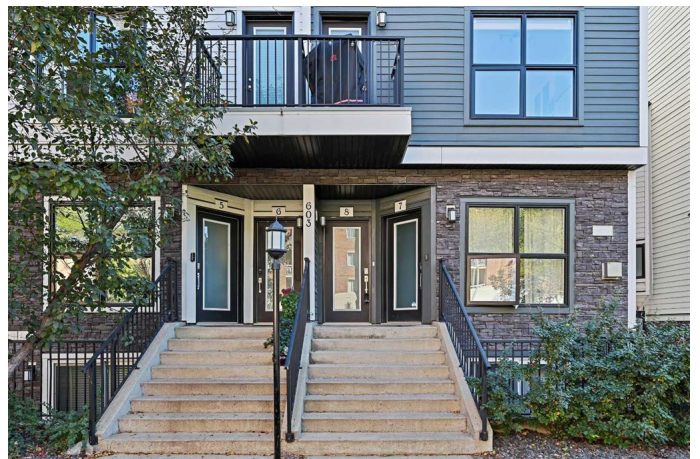
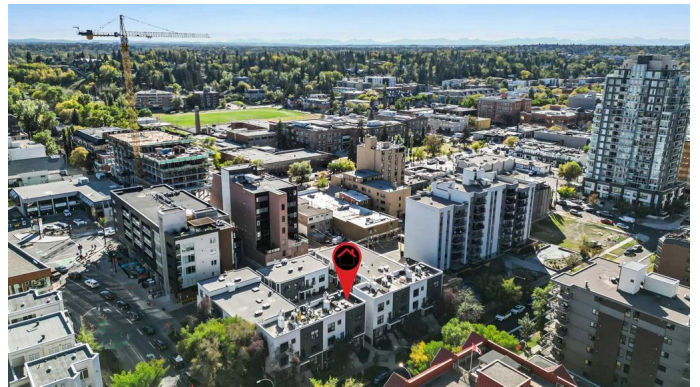
**\$369,900**

1 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Tucked into the vibrant heart of Calgary's Beltline, this rare townhouse-style condo in Chateau Falls offers something truly special—an inner-city home with private outdoor living that's hard to find. With over 900 sq. ft. of interior living space plus an impressive 400 sq. ft. rooftop patio, this one-bedroom + den, 1.5-bathroom residence strikes the perfect balance between urban convenience and relaxed comfort. Step inside to discover a bright, open-concept layout with 9-foot ceilings on the main level that create a spacious feel throughout. The living room features a cozy gas fireplace, perfect for cool evenings, while large windows bring in plenty of natural light. The kitchen is thoughtfully designed with stainless steel appliances, tiled countertops and backsplash, and ample cabinet space for everyday living. A convenient half-bath on the main floor makes hosting easy, while upstairs you'll find the generously sized primary suite, a versatile den ideal for a home office or guest space, and a full bathroom finished with granite countertops. This home has been updated with modern flooring, knockdown ceilings, and a warm, welcoming style that's move-in ready. Multiple balconies extend your living space outdoors, but the true highlight is the private rooftop patio—a rare find in the Beltline. At 400 sq. ft., it's large enough for lounge seating, dining, and entertaining, complete with a gas BBQ hookup, electrical access, and panoramic city views. It's your own



personal oasis above the buzz of downtown. Practical features include a heated underground parking stall, visitor parking, and street parking for guests. Chateau Falls is also ideally located—steps from shopping, dining, and parks, with easy access to transit, schools, and the downtown core. You’ll love being within walking distance to the energy of 17th Avenue, Calgary’s iconic retail and entertainment corridor. From boutique shops and trendy caf  s to award-winning restaurants and vibrant nightlife, there’s always something happening. Grab brunch at a cozy bistro, browse local shops, meet friends for cocktails, or enjoy a quick coffee run—everything is just a short stroll from your front door. And when you want to slow the pace, nearby parks and pathways offer green space for fresh air and relaxation. If you’ve been waiting for a home that combines low-maintenance condo living with the space and outdoor lifestyle of a townhome, this is it. Rarely do properties like this come to market in the Beltline, especially with a rooftop retreat of this size. Don’t miss your chance to make this standout property yours!

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS   #        | A2259617    |
| Price          | \$369,900   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 901         |
| Acres          | 0.00        |
| Year Built     | 1995        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8, 603 15 Avenue Sw |
| Subdivision | Beltline            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2R 0R4             |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Secured Parking, Visitor Parking, Roof Deck |
| Parking Spaces | 1                                           |
| Parking        | Assigned, Parkade, Stall, Underground       |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Storage, Stone Counters                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, In Floor, Natural Gas                                                   |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas, Living Room, Tile                                                             |
| Basement          | None                                                                               |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Courtyard                                          |
| Lot Description   | Landscaped, See Remarks, Low Maintenance Landscape |
| Roof              | Flat                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 52                   |
| Zoning         | CC-MH                |

**Listing Details**

Listing Office                    Century 21 Bamber Realty LTD.

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