

\$249,900 - 202, 1331 15 Avenue Sw, Calgary

MLS® #A2255011

\$249,900

2 Bedroom, 1.00 Bathroom, 855 sqft

Residential on 0.00 Acres

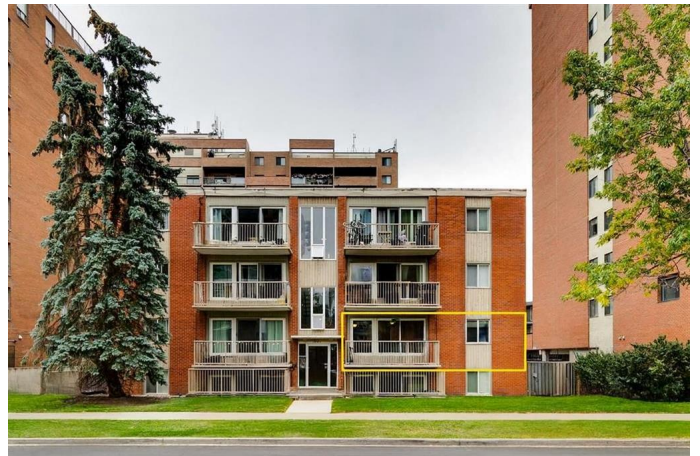
Beltline, Calgary, Alberta

Spacious and well-maintained 2-bedroom, 1-bathroom condo located in a solid concrete building in Calgary's desirable Beltline district. Tucked just off vibrant 17th Avenue, this quiet, well-built concrete condo offers the perfect balance of comfort and convenience. Whether you're an individual seeking extra space or a duo bringing your own furniture, the two generously sized bedrooms provide flexibility to make the space truly your own. The primary bedroom is over 150 sq. ft., easily accommodating a king-sized bed and additional furnishings. With over 100 sq. ft., the second bedroom works perfectly as a guest room, home office, or versatile flex space.

The main living area features hardwood flooring, a cozy corner electric fireplace with a mantel, and floor-to-ceiling windows that open onto a northwest-facing, extended balcony—providing plenty of natural light and warm afternoon sun without overheating the space.

A large wall-mounted mirror creates a more open feel in the practical and well-sized 4 piece bathroom. This home includes in-suite laundry with a space-saving stackable washer and dryer. Behind the complex, you'll find a designated resident parking area, with one assigned stall included for your use. Additional stalls are easily available for rent nearby.

The solid concrete structure ensures peace and privacy, while being well managed and having a healthy reserve fund. Located steps



from grocery stores, shops, restaurants, transit, and 17th Ave. No matter if you're a first-time buyer, downsizer, or looking to build equity, this condo offers outstanding potential. Come and check it out yourself.

Built in 1973

Essential Information

MLS® #	A2255011
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	855
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	202, 1331 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X8

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Paved, Plug-In, Stall

Interior

Interior Features	Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Baseboard, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	13
Zoning	CC-MH

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.