# \$219,999 - 305, 1236 15 Avenue Sw, Calgary

MLS® #A2219566

## \$219,999

1 Bedroom, 1.00 Bathroom, 562 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Urban Point, located at 1236 15 Avenue SW, in the heart of Calgary's vibrant Beltline. Just steps from the energy of 17th Avenue, this fully renovated 1-bedroom condo offers modern design, unbeatable walkability, and exceptional investment value.

Step inside to discover a fresh, open-concept layout with updated finishes that maximize both style and functionality. The bright living space flows seamlessly into a sleek kitchenâ€"perfect for relaxed living or entertaining.

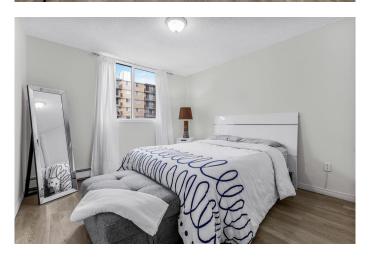
The generous primary bedroom offers excellent space and comfort, complete with a large closet featuring modern sliding doorsâ€"a perfect blend of storage and contemporary design.

Whether you're a first-time buyer or savvy investor, this unit delivers. With a condo fee of just \$527/month including ELECTRICITY, HEAT, WATER AND MORE, your overhead stays low while value stays high. Even more importantly, the building has no post-tension cables, offering additional peace of mind for future resale or long-term holding. An assigned parking stall adds everyday convenience in one of Calgary's most walkable neighborhoods.

Live or invest just 3 minutes from 17th Ave, surrounded by top restaurants, cafes, boutique







shops, parks, and transit.

Urban, updated, and underpricedâ€"opportunities like this in the Beltline don't last long.

Built in 1969

#### **Essential Information**

MLS® # A2219566 Price \$219,999

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 562
Acres 0.00
Year Built 1969

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 305, 1236 15 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C0X5

### **Amenities**

Amenities Elevator(s), Laundry

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator

Heating Baseboard

Cooling None

# of Stories 7

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete
Foundation Poured Concrete

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 106

Zoning CC-MH

# **Listing Details**

Listing Office eXp Realty

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