

# \$247,500 - 540, 1304 15 Avenue Sw, Calgary

MLS® #A2253032

## \$247,500

2 Bedroom, 2.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Explore this beautifully updated condo featuring over 1,000 sq ft of stylish living space with laminate plank hardwood flooring throughout. At the heart of the great room is the kitchen with a spacious island, plentiful storage, and a convenient walk-in pantry. Sunlit west-facing windows brighten the dining area, and the family room flows to a sheltered balcony with fresh air and city views. The large primary bedroom includes dual closets and a sleek 3-piece ensuite. A versatile den or second bedroom, an additional full bathroom, and in-suite laundry add convenience to the layout. With a covered, gated parking stall for peace of mind, this condo is ideally located just steps from the lively shops and restaurants of 17th Avenue and offers easy access to schools, shopping, the Bow River pathway, public transit, and downtown. Experience the perfect blend of urban lifestyle and everyday comfort. (id:6289)

Built in 1980

## Essential Information

Listing #	A2253032
Price	\$247,500
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,047
Acres	0.00



Year Built	1980
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	540, 1304 15 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T3C0X7

### Amenities

Amenities	Park, Playground, Shopping
Parking Spaces	1
Parking	Covered, Other

### Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Wine Fridge, Microwave, Oven - Built-In, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	13

### Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

### Listing Details

Listing Office	RE/MAX First
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