

\$424,900 - 307, 114 15 Avenue Sw, Calgary

MLS® #A2257350

\$424,900

2 Bedroom, 2.00 Bathroom, 1,299 sqft
Single Family on 0.00 Acres

Beltline, Calgary, Alberta

**** OPEN HOUSE SUNDAY OCTOBER 5TH 11AM - 3PM **** Step into The Mackenzie, a well-built concrete high-rise complex lined by trees and perfectly located in the heart of downtown Calgary. It's merely steps away from bustling 17th Avenue. This unit offers nearly 1,300 sq. ft. in an expansive floorplan that was once used as the show suite. With original owners who have lovingly maintained this space, it's truly a rare find. Unit 307 features 2 bedrooms and 2 bathrooms. Modern upgrades have all recently been added for the next owner to enjoy. You'll notice a renovated kitchen with refinished white cabinets, granite countertops, and new stainless steel appliances. There's neutral gray vinyl plank flooring throughout which brightens the space when light radiates through the South facing windows. The large primary bedroom offers plenty of space for a dedicated study area with a window overlooking the trees, the walk-in closet is spacious, and the 4-piece ensuite offers convenience. The second bedroom is versatile; use it as a cozy den or add FRENCH doors to serve as a private guest room. Other notable features include built-in air conditioning, an in-suite laundry with additional storage, along with another walk-in closet at the entrance. Storage isn't compromised and you save yourself the trip from having to use an external underground locker. Finally, the titled underground parking stall ensures you have a designated space which is a true



necessity in the busy downtown core. The neighborhood itself is a walkerâ€™s and bikerâ€™s paradise. Enjoy a stroll down the tree-lined streets or hop on a scooter to explore the restaurants and cafes. Improvements along 15th Avenue will ensure protected mobility lanes keep you connected to the community with upgraded and easier accessibility. Nearby: The Bow River, Lindsay Park, Humpty Hollow Park, Scotiabank Saddledome & MNP Sport Centre. This condo is a gateway to a dynamic, urban lifestyle - Donâ€™t forget to check out the virtual iGuide and book your showing today. (id:6289)

Built in 2000

Essential Information

Listing #	A2257350
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,299
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	307, 114 15 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G1G2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Baseboard heaters, Other
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	6

Exterior

Exterior	Brick, Concrete, Stucco
Construction	Poured concrete

Listing Details

Listing Office	Real Broker
----------------	-------------



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 6:31pm PDT