

# \$267,500 - 303, 616 15 Avenue Sw, Calgary

MLS® #A2243843

**\$267,500**

2 Bedroom, 1.00 Bathroom, 951 sqft

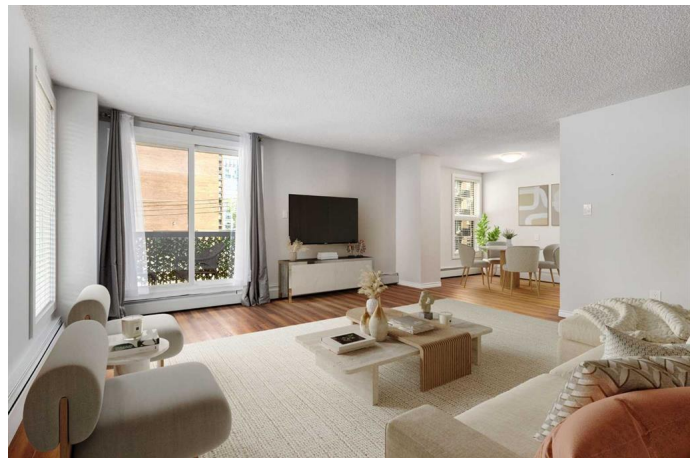
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Modern Urban Living Meets Thoughtful Design in the Heart of the Beltline! Step into this beautifully maintained 2-bedroom, 1-bath, 951 sq.ft. condo, perfectly positioned just steps from the vibrant energy of 17th Avenue. Located in a quiet, concrete building with only four units per floor, this home offers serene city living with views facing the downtown core, providing beautiful natural light without the street noise. It's an ideal retreat in one of Calgary's most walkable and connected neighbourhoods.

Inside, you'll find a bright and functional layout featuring large windows, rich laminate flooring, and a spacious balcony perfect for morning coffee or evening cocktails. The kitchen was fully renovated in 2015 with granite counter-tops, full-height custom cabinetry, and stainless steel appliances. A new washer and dryer were added in 2021, and the entire unit was freshly painted in 2025, offering a crisp, modern finish.

With in-suite laundry, portable air-conditioning unit, additional separate from unit storage (#303/17), and an assigned platform parking stall (#2), this home delivers all the essentials for convenient downtown living. Enjoy an unmatched lifestyle with artisan bakeries, restaurants, pubs, grocery stores, coffee shops, stylish clothing stores, boutique gyms, the MNP Centre, and Calgary's river pathways all within walking distance. Whether



you're headed to yoga, brunch, or downtown for work, everything you need is just minutes from your door. Live where comfort, culture, and convenience converge!

Built in 1979

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243843          |
| Price          | \$267,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 951               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 303, 616 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0R5               |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Sauna, Secured Parking, Storage |
| Parking Spaces | 1                                            |
| Parking        | Assigned, Stall, Outside                     |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Granite Counters                                             |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                            |
| Cooling           | None                                                         |

# of Stories                8

## **Exterior**

Exterior Features    Balcony

Construction        Concrete, Brick

## **Additional Information**

Date Listed            August 15th, 2025

Days on Market      48

Zoning                CC-MH

## **Listing Details**

Listing Office        Century 21 Bamber Realty LTD.

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